

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 2020/0863

Our ref:

Date: 12th November 2020

Dear Sirs

Re: Planning Application 20/0863

Address: Shenstone Longsight Road Clayton Le Dale BB1 9EX

Description: Demolition of existing bungalow and erection of replacement two storey dwelling

With respect to this application we would not wish to raise any objections to the principle of the development.

There is some concern regarding the lack of detail regarding the access to Longsight Road. It is expected that the first 5m of the access measured from the rear edge of the footway, should be surfaced in with a bound material. This is to prevent loose material being carried onto the highway.

It is noted that the dwelling is near the boundary of the national speed limit, consideration regarding the parking of contractor vehicles, and deliveries.

In order to progress the application we would look for plans showing how further detail of the access. This should include the visibility splay as detailed in the condition below.

Should you wish to support the application we would look for the following conditions to be added to your decision notice.

1. Before the first occupation of the dwelling, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be

Phil Durnell

Director of Highways and Transport
Lancashire County Council
PO Box 100 · County Hall · Preston · PR1 0LD
www.lancashire.gov.uk

appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

2. Before the first occupation of the dwelling, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the footway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
3. Before the first occupation of the dwelling, the highway frontage of the site any wall, hedge, shrubbery or similar obstruction shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of A59 Longsight Road. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
4. The solar panels hereby approved shall ensure that no glint or glare is visible to motorists using the A56 trunk road. Reason – in the interests of highway safety and in order to comply with the NPPF.
5. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - a) The parking of vehicles of site operatives and visitors
 - b) The loading and unloading of plant and materials
 - c) The storage of plant and materials used in constructing the development
 - d) The erection and maintenance of security hoarding
 - e) Measures to control the emission of dust and dirt during construction
 - f) Details of working hours

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council