

Sharon Craig

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Sent: 23 June 2021 17:32
To: Laura Eastwood; Planning
Subject: Revised access details 3/2021/0276 High Trees Longsight Road Clayton Le Dale.
Attachments: 124 - 01 REV C Proposed Site Plan.pdf; 124 - 05 REV A Domestic Proposed Visibility Splays.pdf; 124 - 06 Agricultural Proposed Visibility Splays.pdf

Categories: Yellow Category

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Dear Laura

Having recently spoken with the applicant and having those discussions put in writing by Judith, the previous highway concerns have now been satisfactorily resolved. Therefore the Local Highway Authority would raise no objection to the proposal on highway grounds, subject to the following conditions.

Conditions

1. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

2. No building (or use hereby permitted) shall be occupied (or use commenced) until sufficient visibility splays have been provided at all access points, as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmac, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

4. No building or use hereby permitted shall be occupied or use commenced until the footway (and/or verge) has been reinstated to full kerb height, where any vehicle crossover(s) are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: To maintain the proper construction of the highway and in the interest of pedestrian safety.

Notes

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

(For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)

2. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours faithfully

Robert Gregg EngTech MICE MCIHT

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From: Judith Douglas <judith@jdouglastownplanning.co.uk>

Sent: 16 June 2021 11:05

To: Laura Eastwood <Laura.Eastwood@ribblevalley.gov.uk>; Gregg, Robert <Robert.Gregg@lancashire.gov.uk>

Cc: Jim Taylor <jim@stuarttaylors.com>; Louise Read <readdesign@hotmail.com>

Subject: FW: Revised access details 3/2021/0276 High Trees Longsight Road Clayton Le Dale.

Dear Laura and Robert,

I understanding that Robert has discussed the dimensions of the agricultural access with the applicant and I write to summarise the information provided.

The agricultural entrance is only used for private use for delivery of bales, bedding, the removal of the muck trailer and also going off with the horses and domestic vehicles.

The amount of traffic will be very light most of the time once the development is complete.

The hard standing area is for storage of bales and allowing enough manoeuvrability to stack and remove without any obstruction to the A59.

The majority of trips from the agricultural access will be with the applicants own vehicles for which the 8m set back for the gate is adequate. The usual maximum sized vehicle will be a single pickup. As the applicant lives on site he has control over what vehicles visit the site. If he is bringing any large vehicles or trailers back to the site he will open gates before he leaves. If any deliveries are anticipated he will leave the gates open. This is low frequency and there will be no deliveries or large vehicles visiting the site that are not pre-arranged.

The width of the gateway is to accommodate vehicles turning into to the site without the need to 'swing' across the centre line of the carriageway.

Keeping the gates set back at 8m rather than 10m retains more manoeuvring space within the site at the site for vehicles with trailers to avoid any reversing onto the A59.

Kind regards

Judith Douglas Bsc [Hons], Dip TP, MRTPI.

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