

312021/0603

Phone:

Email:

Ref No:

Pre-app advice

Officer:

Kelly Holt

Date:

28th May 2021

PRE-APPLICATION ADVICE

Location

Land west of 8 Longridge Road, Hurst Green

Description of proposals

Construction of vehicle crossing to provide an alternative means of vehicle access, to the applicant's land, for United Utilities vehicles to access, repair and maintain an existing rising sewer main.

I note application 19.0404 approves a new annex with extended area of hard standing and parking. The new access would provide access to this area and the existing parking at 8 Longridge Road.

Vehicle crossing

Longridge Road is classified B6243 and subject to a 30mph speed limit.

The visibility splays of X2m by Y43m are required in this case. The x distance is the set back from the carriageway kerb edge and the Y distance is measured to the nearside carriageway kerb along Longridge Road. The splay to the north along Longridge Road lies within the adopted highway and the splay to the south along Longridge Road crosses the vegetation along the boundary which appears to be within your control. You will need to submit a scale plan showing the splays and ensure that the vegetation does not encroach the splays.

There are no collisions on this section of Longridge Road in the previous 5 years.

Internal layout

- ✓ On a classified road we would expect the internal area to be sufficient in size to allow a vehicle to enter, turn and exit in forward gear.

Sue Harper

Interim Director of Community Services

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- ✓ A scale drawing should be submitted to show the extents of the internal area and it should be surfaced in a bound material for the width of the opening for the first 5m into the site to avoid loose material being deposited onto the highway.
- ✓ No water should flow from the hardstanding to the highway and vice versa and surface water drainage should be provided to prevent capture this.
- ✓ A 3 – 4m opening would be acceptable and any gates would need to be set back from the carriageway by 5m to ensure that a vehicle can clear the carriageway whilst the gates are operated.

The hardstanding would need to be constructed prior to the construction of the dropped crossing.

Advice

1. Provide a scale plan showing the visibility splays on Longridge Road. ✓
2. Provide a scale plan showing the extent of the internal parking area. ✓
3. Provide construction and drainage details of the internal parking area. ✓

Conclusion

- ✓ Subject to the advice above, we anticipate that the development traffic can be accommodated on the network with some measures secured to mitigate the impact (outlined above).

The Council's advice is current on the date it is given. Whilst every attempt will be made to identify reasonably foreseeable future influences the Council cannot guarantee that its advice will take these into account. This may extend to matters such as changes in planning policy or planning precedent. The advice in any event will expire 12 months after the date on which it is given.