

FURTHER INFORMATION IN THE CONTEXT OF PLANNING APPLICATION 3/2022/082

The Old Garage Site Newton Road Dunsop Bridge BB7 3BB

Prepared by the Duchy of Lancaster

20th April 2022

This second statement is in response to Lancashire Highways Authorities (LHA) letter of 13th April 2022 and takes account of a number of community concerns raised through the consultation and objection process. It should be read in conjunction with revised plan number 105B and 105C (attached).

A: The removal of the drop off point to the front layby as requested by LHA.

B: The introduction of a pull in layby / drop off point to the end of the extended car park area to the rear as requested by LHA.

C: Minor reconfiguration of the hedge by the drop off point to retain more hedging and keep the current fence line to the football pitch.

D: Positioning of a new timber fence and double gates to the football pitch from the north of the site. Exact details of the fencing and gates to be confirmed.

E: Relocation/introduction of a 1.8m high timber panel fence to the end of the gardens to Ivy cottages to help maintain privacy to the residential properties.

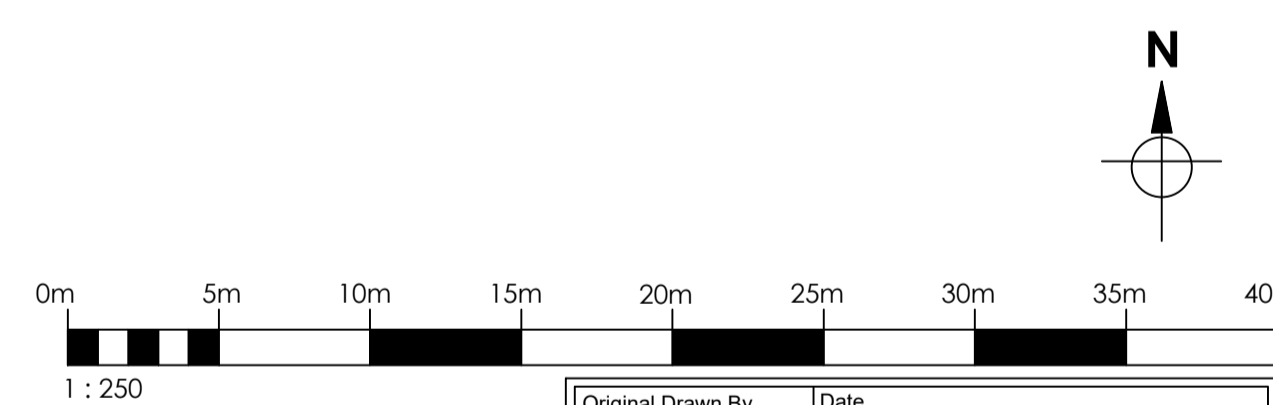
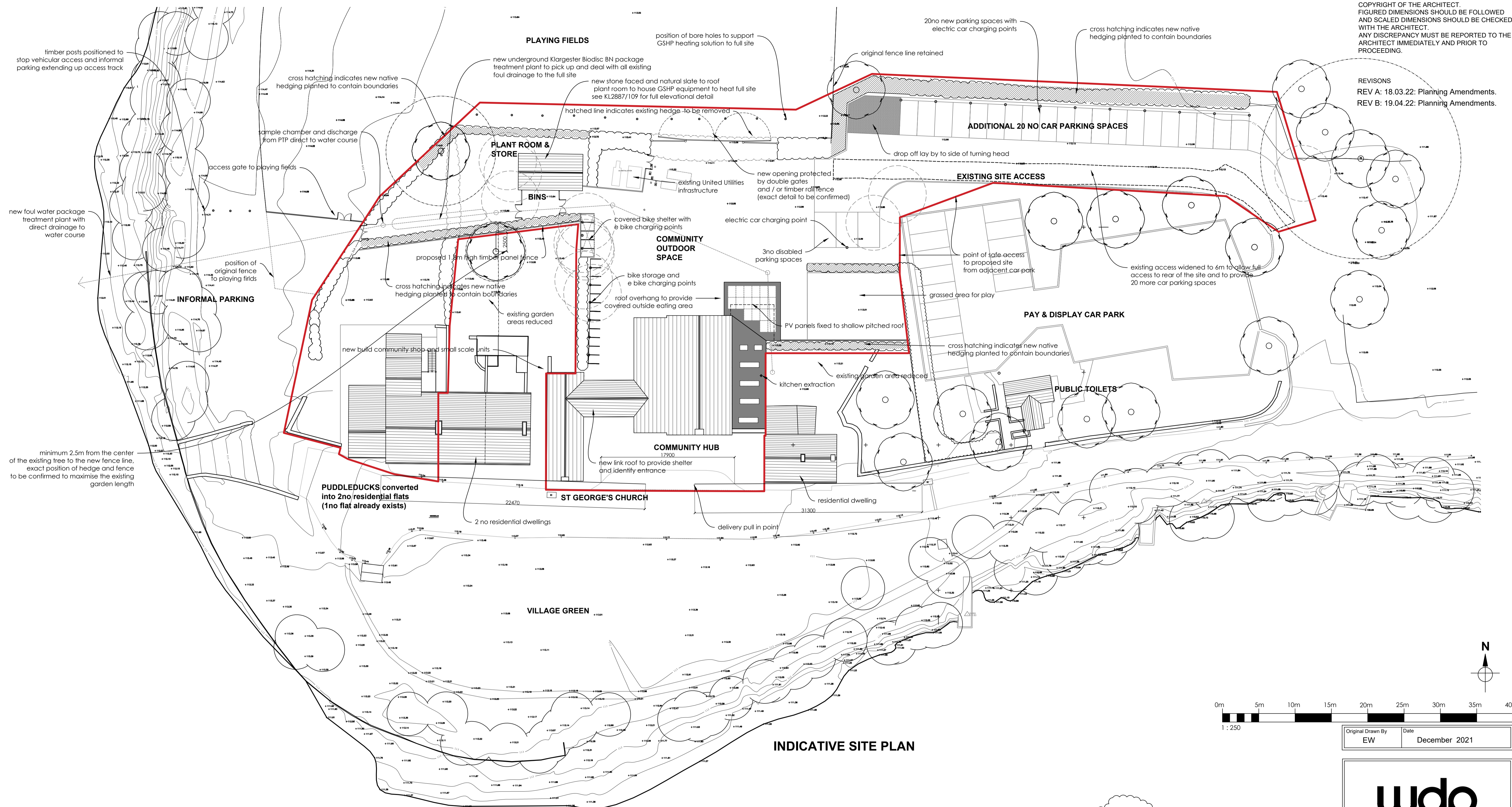
F: The plans reflect a minimum of 2.5m from the centre of T4 in the garden to 2 Ivy Cottage to the timber panel fence. It may be possible to locate the package treatment plant closer to T3 without impacting T3's root system and the exact positioning of the hedge and fence can then be confirmed to maximise the existing garden lengths to 1, 2 Ivy Cottages and Puddleducks.

G: LHA continue to reference that site access is off a 'C classified road subject to a 60 mph speed limit' but traffic signage in the village (before reaching the site access points) indicate a 30 mph speed limit – see below.



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REVISONS
 REV A: 18.03.22: Planning Amendments.
 REV B: 19.04.22: Planning Amendments.

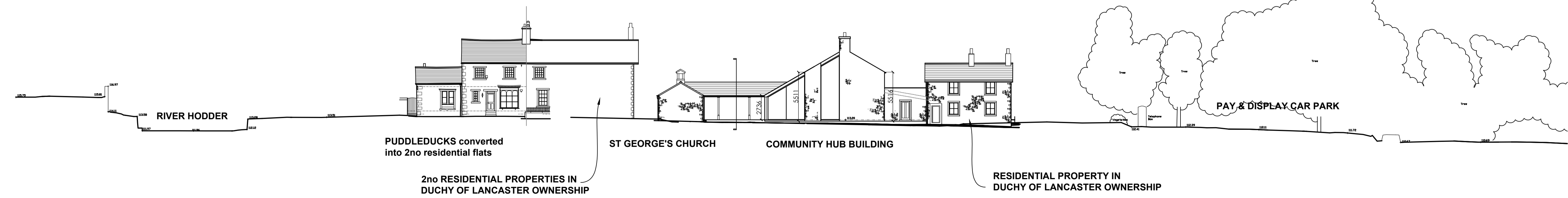


Original Drawn By: EW
 Date: December 2021



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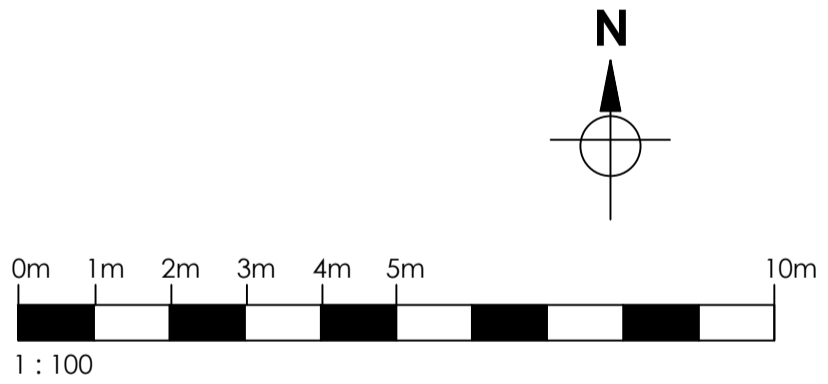
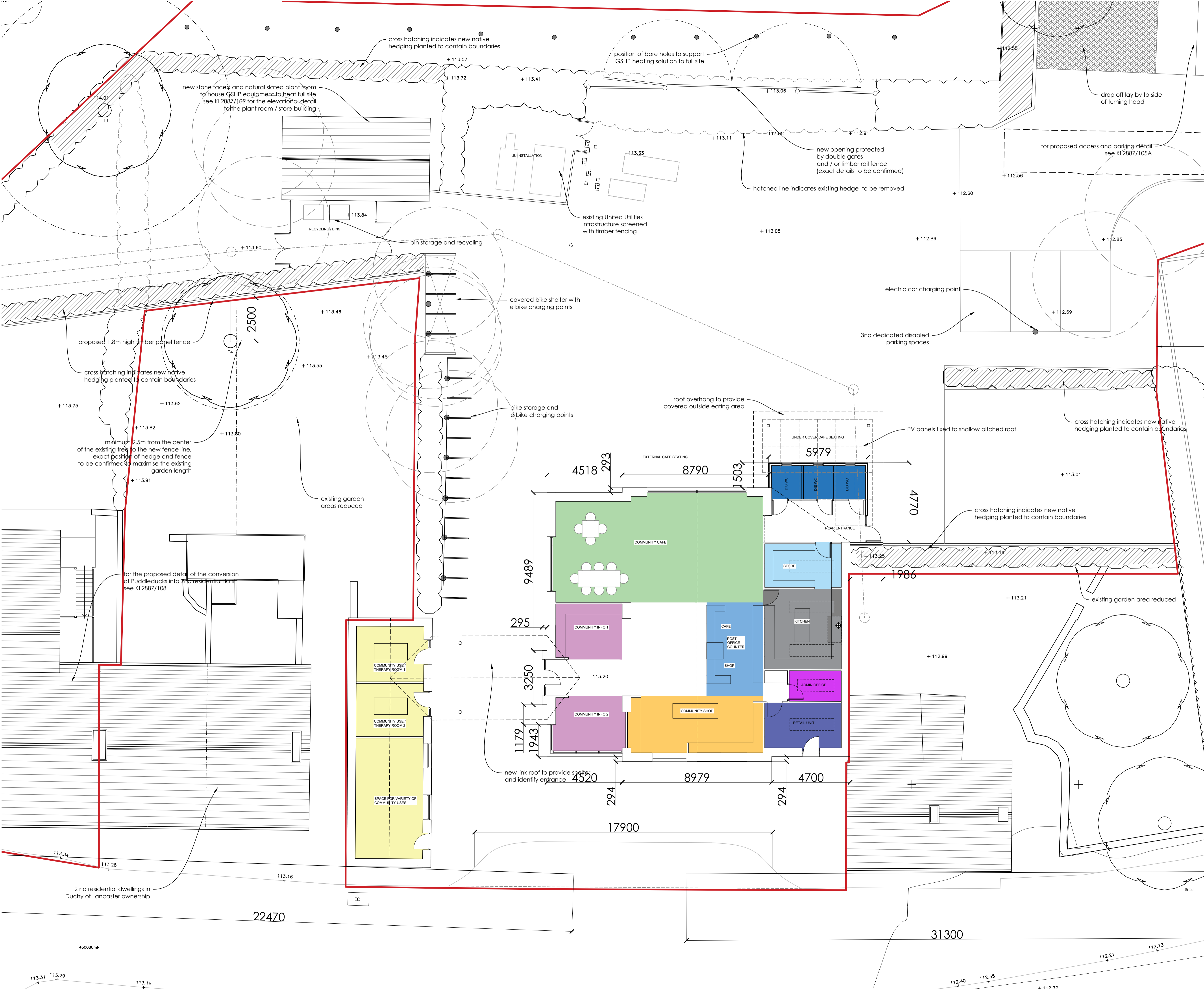
Client	The Duchy of Lancaster		
Contract	OLD GARAGE SITE Dunsop Bridge		
Drawing title	PROPOSED SITE PLAN & BLOCK PLAN		
Scale	Job No.	Dwg No.	
1:250	KL2887	105	B



SOUTH ELEVATION (A - A)

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REVISIONS
 REV A: 01.02.22: Dims added for planning acknowledgment.
 REV B: 18.03.22: Planning Amendments.
 REV C: 19.04.22: Planning Amendments.



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Client	The Duchy of Lancaster		
Contract	OLD GARAGE SITE Dunsop Bridge		
Drawing title	PROPOSED PLANS		
Scale	1:100	Job No.	KL2887
		Dwg No.	106
			C