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**From:** Elizabeth Hindle  
**Sent:** 28 November 2022 10:04  
**To:** Planning Services  
**Subject:** Fw: Final Highways Review - Hollins Cross

**Categories:** [REDACTED]

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**From:** Hardie, Simon <[REDACTED]>  
**Sent:** 28 November 2022 09:08  
**To:** Elizabeth Hindle <[REDACTED]>  
**Subject:** RE: Final Highways Review - Hollins Cross

[CAUTION : This email originated from outside of the organisation.]

Good morning Liz

The latest plan (J) seems to have covered it all. Whilst House type T3D has a 'double garage' it's not 6m x 6m so can only be counted as one space. Hopefully they won't just fill it with stuff so it can still be used as a garage for one car at least.

I'm not sure if this condition has been suggested before but now that the car parking has been provided it would be a shame to lose some of the spaces please can you add it if possible.

a. **Garage to be used ancillary to household.**

The garage(s)/parking areas hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, nor shall they be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure that adequate parking provision is retained on site.

Many Thanks

Simon

Simon Hardie  
Highway Development Control Officer  
Highways and Transport  
Lancashire County Council

[REDACTED]

W: [www.lancashire.gov.uk](http://www.lancashire.gov.uk)

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**From:** Richard Dimisianos <[REDACTED]>  
**Sent:** 25 November 2022 16:11  
**To:** Elizabeth Hindle <[REDACTED]>; Hardie, Simon <[REDACTED]>  
**Cc:** Duncan Wenham <[REDACTED]>  
**Subject:** RE: Final Highways Review - Hollins Cross

Hi Liz, Simon

Please see attached updated layout and my response to Simon's latest comments in red. Could you please review and let me know your thoughts?

*I have checked a sample from what I think is the latest plan Rev H. I believe looking at plots 175 and 184 that if the garages are not counted, the drives are wide enough for 3 or 2 cars as required but there is no additional pedestrian access. I am not sure if this is sufficient grounds for a refusal as the variations could be conditioned and redrawn after the planning permission is granted. Plot 175 as all other 4 beds now have a 8.1m wide drive that is made up of 3 No 2.4m wide bays and a 0.9m pedestrian access/bin route. Plot 184 is a 3 bed property therefore, only 2 spaces are required. A pedestrian access for plot 184 has not been included as the bin route runs to the side of the property.*

*Plots 185-186 have car parking spaces and a pedestrian access but are only 4.8m long. Appendix 9 states that they should be 5m long. Amended - Please see attached.*

*If they are discounting all garages Plot 129 a 4 bed only has 2 spaces as do some of the other plots with the same house type. It depends upon how picky you want to be. Personally I would go for the extra width rather than the 200mm extra length, the cars can over hang the footway if they are longer than 4.8m however if the drives are too narrow cars are more likely to be parked on the road (or partly on the footway which is more likely) so as to prevent squeezing past them with prams, push chairs, or wheelie bins etc. House type T3D has a double garage, (our previous correspondence related to single garages) as such, one car can park in the garage (instead of two) and two cars can park on the drive- three spaces in total.*

I trust the above addresses your concerns.

Liz –We have tried calling you today, but were unable to reach you. Could you please confirm receipt of this email?

Thanks

Richard Dimisianos  
Town Planner –Land Executive

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Elizabeth Hindle  
Principal Planner  
Housing & Dev Control

Direct Dial



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END M

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