

Development Control
Burnley Borough Council

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref FUL/2022/0522
Our ref D12/2022/0522/FUL
Date 30th September 2022

Dear Sirs

Application no: 2022/0341

**Address: Hollin Cross Farm Woodplumpton Road Burnley Habergham
Eaves Lancashire BB11 3RS**

Proposal: Formation of a temporary access road off Woodplumpton Road to Hollins Cross Farm buildings for duration of construction phase - ref: FUL/2022/0149. Formation of a temporary access road off Woodplumpton Road to Hollins Cross Farm buildings for duration of construction phase - ref: FUL/2022/0149.

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

There is a concern regarding the timing of the closure of this temporary access. We would not wish this access to be kept open once the proposed dwellings are occupied as this route to New Road A646 is not suitable for any intensified use.

In order progress the application we would look for a plan showing the visibility splay at the temporary access to Woodplumpton Road. This should be measured at 2.4m x 80m any planting within the splay should be reduced in height to ground level.

A phasing plan for the development will also be required to ensure that the temporary access can be closed at a suitable point in time with the building of the new dwellings.

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

a) Clearance of visibility splays.

All visibility splays at the temporary access to the development shall be cleared to ground level prior to the commencement of any works.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



Reason: To enable all household traffic to enter and leave in a safe manner without causing a hazard to other road users.

b) Estate street phasing and completion plan.

No development shall take place until an estate street phasing and completion plan has been submitted to and approved in writing by the Local Planning Authority. The estate street phasing and completion plan shall set out the development phases and completion sequence that estate streets serving each phase of the development will be completed. This shall incorporate the closure of the temporary access. The development shall then be carried out in accordance with the approved estate street phasing and completion plan.

Reason: To ensure the phasing and completion of estate streets serving the development are completed.

c) Construction temporary access.

Prior to commencement details should be submitted of the construction site access which shall be introduced for the construction phase and reinstated prior to first occupation.

Reason: In the interest of highway safety.

Notes

1. This consent requires the construction, improvement, or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact lhsvehiclecrossing@lancashire.gov.uk or telephone 01772 534222 for the list of approved contractors and to start the section 171 process.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 123 6780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

