

From: James Spreckley <james@jamespreckleyltd.co.uk>
Sent: 19 September 2024 09:50
To: West 3 <West3@planninginspectorate.gov.uk>
Cc: Planning Enquiries <planningenquiries@herefordshire.gov.uk>; Fongauffier, Lauren <Lauren.Fongauffier@planninginspectorate.gov.uk>
Subject: Re: Appeal 3342285 re Land West of Chapel Cottage

Dear Paul,

I can confirm my clients willingness to accept the pre-commencement conditions as outlined.

Kind regards,

James Spreckley MRICS
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On 18 Sep 2024, at 15:09, West 3 <West3@planninginspectorate.gov.uk> wrote:

Dear Mr Spreckley

Town and Country Planning Act 1990
Appeal by Mr Richard Williams

**Site Address: Land west of Chapel Cottage, Glewstone, Ross on Wye,
Herefordshire, HR9 6AW**

LPA Ref: 222394.

Appeal Ref: APP/W1850/W/24/3342285

I am writing with regards to the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018. In accordance with a Regulation 2(4) Notice, notwithstanding the decision of the Inspector, and no conclusions have yet been reached, I would be grateful for your opinion on the suggested conditions by the Council, in particular the following 2 pre-commencement conditions:

1. Before any other works hereby approved are commenced, visibility splays, and any associated set back splays at 45 degree angles shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site 2.4 m and 41.2 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.
2. Development shall not begin until details and location of the following have been submitted to and approved in writing by the local planning authority, and which shall be operated and maintained during construction of the development hereby approved:

- A method for ensuring mud is not deposited onto the Public Highway
- Construction traffic access location
- Parking for site operatives
- Construction Traffic Management Plan

The development shall be carried out in accordance with the approved details for the duration of the construction of the development.

The conditions would be necessary in the interests of highway safety. The conditions are required to be pre-commencement to ensure that all details are appropriate, finalised and secured prior to development starting on site.

I would be grateful if you would provide any substantive response no later than the last day of the period of 10 working days beginning with the day after the date of this email.

Yours sincerely

Paul Howell
(on behalf on Lauren Fongauffier)
Planning Ops West3
Planning Inspectorate

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