

To Whom It May Concern
Planning Department
Civic Offices
Union Street
Chorley
Lancashire
PR7 1AL

Re: Application For New Vehicle and Pedestrian Entrance to Two Dwellings off Gorse Lane, Mawdesley with Field Gate Access to Land Beyond.

We write in support of the above application and to provide an explanation behind the above.

The proposal is for a single vehicular and pedestrian access from Gorse Lane replacing two separate residential dwelling highway entrances serving dwellings permitted through planning applications 21/00668/FUL and 21/01434/REM.

The applicant is the owner of the land in which both 21/00668/FUL and 21/01434/REM are sited and is the owner of the land which forms this application and the remainder of the land as shown on the drawing ref: WG-02002-SITE LOCATION PLAN-P01, attached to this application and bounded in blue.

The applicant understands and accepts that the Council may wish to enter into a Legal Agreement which ensures should the single entrance be deemed acceptable and be therefore implemented, separate entrances to the dwellings adjacent as previously permitted cannot also be implemented.

The applicant also wishes to retain access to the remainder of the land beyond for ongoing maintenance once the two dwellings adjacent to Gorse Lane are built.

The applicant makes note that the design of the single access proposed is in line with the requirement of LCC Highways for access to multiple dwellings from an existing highway and believes that the single access formed correctly with pedestrian footways, dropped tactile crossing points and improved sight lines would be a significant improvement over two smaller, single width access vehicle crossings.

Kind regards

Martin Boardman
Agent: MWB Architecture