

30th January 2024

Wyre Council
Civic Centre
Breck Road
Poulton-Le-Fylde
FY6 7PU

FAO Planning Officer

Re: Rosemount Avenue, Preesall – Highway Management & Maintenance

To supplement information as part of the planning application for 53No residential dwellings off Rosemount Avenue in Preesall, please refer to the Proposed S38 Plan provided as part of the planning application to confirm the extent of highway being offered up for adoption with Lancashire County Council. Please see the below details maintenance of the roads prior to adoption and the proposed management and maintenance plan for the private road areas for the lifetime of the development.

- Routine inspections of the areas (carried out every 6 months following an initial inspection on completion of the installation (also carried out by Building Control) and after the first 6 months of operation, comprising visual inspections of the surface features including surfacing / kerbing. Gulleys will also be inspected for sediment build up / blockages.
- Sediment management: If a build-up of silt has occurred removal by a certified contractor will be required. The contractor used will be at the desecration of Places for People Homes Limited (the registered provider) provided they are certified to carry out the operation.

Responsibility for the private road areas will fall with the installation contractor for the first 12 months which will cover the initial inspection carried out 6 months following occupation, followed by a final inspection on 12 months after occupation. Once the first 12 months has lapsed the system will become the total responsibility of Jigsaw Homes North.



01253 587010

13 Darwin Court
Blackpool Technology Park
Blackpool
FY2 0JN

Contact details for the initial 12 months:

Breck Homes Limited
13 Darwin Court
Blackpool Technology Park
Blackpool
FY2 0JN
01253587010

Contact details for the remaining lifespan of the development:

Jigsaw Homes North
249 Cavendish Street
Ashton Under Lyne
OL6 7AT
08002346826

We trust that information above and enclosed is suitable to include as an approved document and remove the requirement for an associated condition, should you require any additional information please do not hesitate to contact our office.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Dan King', written over a light blue horizontal line.

Dan King
Technical Director

Tel. 01253587010
Email. dk@breck.co.uk