

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1092
Our ref D3.2021.1092
Date 19th April 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2021/1092**

Address: **Brockthorn Laithe Wigglesworth Road Slaidburn BD23 4SX**

Proposal: **Construction of three holiday lodges with associated parking, access and landscaping.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the construction of three holiday lodges with associated parking, access and landscaping at Brockthorn Laithe, Wigglesworth Road, Slaidburn.

The LHA previously responded to the application on 29th November 2021, requesting further information. This was because the LHA required a traffic survey to be undertaken within the vicinity of the site access, to determine whether the 85th percentile speeds supported the provided vehicular visibility as shown on SPA drawing number 6284-P02 titled "Proposed Site Plan."

Phil Durnell

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Since then, a traffic survey has been undertaken and was conducted between Wednesday 23rd March 2022 until just after 18:00 on Monday 28th March 2022, after some technical issues, as expressed in the document titled "Traffic and Speed Survey Analysis" provided by CTS, prevented the survey to be undertaken for a week.

The survey along with the other supporting documents will be reviewed below.

Site Access

The LHA are aware that the proposal will use an existing access directly off Wigglesworth Road which is a B classified road subject to a 60mph speed limit.

The LHA are aware, by reviewing SPA drawing number 6284-P02 titled "Proposed Site Plan," that the existing access will be improved following the proposal.

The LHA have reviewed the drawing and are satisfied that the access arrangements complies with the LHAs guidance and so the LHA have no further comments to make.

The LHA have also reviewed the document titled "Traffic and Speed Survey Analysis" provided by CTS, and are aware that a traffic survey was undertaken between Wednesday 23rd March 2022 until just after 18:00 on Monday 28th March 2022.

The traffic survey found that within the vicinity of the site access, 85th percentile speeds were 31.3mph to the south (accelerating out of the sharp bend) and 26.5mph to the north (slowing for the sharp bend). This means that, for the access to comply with the minimum visibility splays as defined in the document titled Manual for Streets, visibility splays of 48m to the north and 37m to the south are required at the access.

The Agent has provided SPA drawing number 6284-P02 titled "Proposed Site Plan," which shows that the site can provide visibility splays of 2m x 65m to the north and 2m x 75m to the south to comply with the LHAs minimum guidance. Therefore, the LHA have no objection to the use of the access for the proposal.

Highway Safety

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed SPA drawing number 6284-P02 titled "Proposed Site Plan," and understands that the site will provide 5 car parking spaces for the 2 x 2 bed and 1 x 1 bed holiday lodges. This complies with the parking guidance found in the Joint Lancashire Structure Plan and so the LHA have no further comments to make.

Conditions

1.No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.

- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway and verge.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 6284-P02 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

3. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays shown on SPA drawing number 6284-P02 have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.9 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6284-P02. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

6. The surface water from the approved driveway/hardstanding/car park should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council