

Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
01254 828060
D3/12/0219

Drafted 12 April 2012

Dear Sir

**Planning Application, Ribble Valley District
D3-12-0219 Altham Pumping Station, Burnley Road, Simonstone**

I refer to your letter of 22 March 2012 concerning the above application.

I have no objection in principle to this application on highway safety grounds. However, there are aspects of this application that raise concerns regarding highway safety and require clarification and further detail prior to my providing a final comment.

The proposed development does not present any specific highway capacity issues as the level of vehicular activity generated by the site will not have a significant impact on the local highway infrastructure.

The layout shown on the site plan, Drawing TRI-815-04, indicates parking provision for 10 cars, including 1 mobility space for the commercial premises, while another 4 spaces are shown for residential use. The level of provision and the accessibility of these spaces are satisfactory.

The visibility splay at the access with A678 Burnley Road is shown as 2.4m by 59m. As a 40mph Speed Limit operates on Burnley Road at this point and the visibility splay that has been identified is consistent with Manual for Streets, I have no objection to the extent of the splay being achieved.

The new access has been designed to accommodate the anticipated level of use and active vehicle types that will utilise the site. With a width of 8m for over 25m back from the junction with Burnley Road, there are no issues concerning the safe movement of vehicles to and from the adjacent highway.

However, the width along the southern elevation of the proposed new building is approximately 4m and this does present a need to manage internal movements to and from the rear of the building.

There is a 12m crossing distance for pedestrians at the junction mouth and no drop kerbs have been shown to either the commercial or residential accesses. Furthermore, while grass verges are shown running alongside the new access to the commercial site, there is no footway link with the Burnley Road footway and no internal footway link to the main entrance.

Therefore, I would welcome a more detailed and amended site plan showing improved pedestrian links to and within the site from Burnley Road.

In addition, there are a number of Standard Conditions that should apply to this application, subject to consent being granted at a later date:-

A. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This is in order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

B. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Brian Eagle, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT on 01254 770960 or customerserviceeast@lancashire.gov.uk

C. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

D. In the interests of residential amenity and to enhance safe working practices on or near the highway, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

1. the parking of vehicles of site operatives and visitors,
2. loading and unloading of plant and materials,
3. storage of plant and materials used in constructing the development,
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
5. wheel washing facilities,
6. measures to control the emission of dust and dirt during construction, and
7. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
01254 828060