



RIBBLE VALLEY
BOROUGH COUNCIL

24 AUG 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

320120760P

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr	First name:	Matthew
Last name:	Shaw		
Company (optional):	Child Action North West		
Unit:	House number:	House suffix:	
House name:	The Home Stead (Head Office)		
Address 1:	Whalley Road		
Address 2:	Wilpshire		
Address 3:			
Town:	Blackburn		
County:	Lancashire		
Country:	United Kingdom		
Postcode:	BB1 9LL		

2. Agent Name and Address

Title:	MR	First name:	Philip
Last name:	Cottier		
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD.		
Unit:	House number:	House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:	United Kingdom		
Postcode:	BB7 2AG		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Creation of additional car parking

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	The Home Stead (Head Office)				
Address 1:	Whalley Road				
Address 2:	Wilpshire				
Address 3:					
Town:	Blackburn				
County:	Lancashire				
Postcode (optional):	BB1 9LL				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:	N/A		Northing:	N/A	
Description:					
N/A					

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

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☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Rachel Horton

Reference:

Email ref: 22/07/2011

Date (DD/MM/YYYY):

(must be pre-application submission)

22/07/2011

Details of pre-application advice received?

Email issued to Child Action North West from Rachel Horton, dated 22/07/2011

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

N/A

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

N/A

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

N/A

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

N/A

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

N/A

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☒	☐	
Roof			☒	☐	
Windows			☒	☐	
Doors			☒	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing	Tarmac	Tarmac	☐	☐	4275-02
Lighting			☒	☐	
Others (please specify)			☒	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawing ref: 4275-01 existing topographical survey, 4275-02 proposals, location plan, design and access statement dated 14.08.12, schedule of materials dated 14.08.12

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	32	54	22
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	3	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	0	0	0

2. Foul Sewage

Please state how foul sewage is to be disposed of:

N/A

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

N/A

13. Assessment of Flood Risk

Is the site within an area at risk of flooding (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Existing Use

Please describe the current use of the site:

Child Welfare Services

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

N/A

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

N/A

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

N/A

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

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Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

9. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

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If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Please specify	☐				
	☐				
Total	☐				

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	29	11	8 volunteers	
Proposed employees	29	11	8 volunteers	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Unknown/no change proposed

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.86650

3. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

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Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

5. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14/08/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

5. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

32012076UP

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14/08/2012

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

3 copies of a completed and dated application form:



The correct fee:



3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14/08/2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

mshaw@canw.org.uk

29. Agent Contact Details

Telephone numbers

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Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Philip@sunderlandpeacock.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*



Agent



Applicant



Other (if different from the agent/applicant's details)

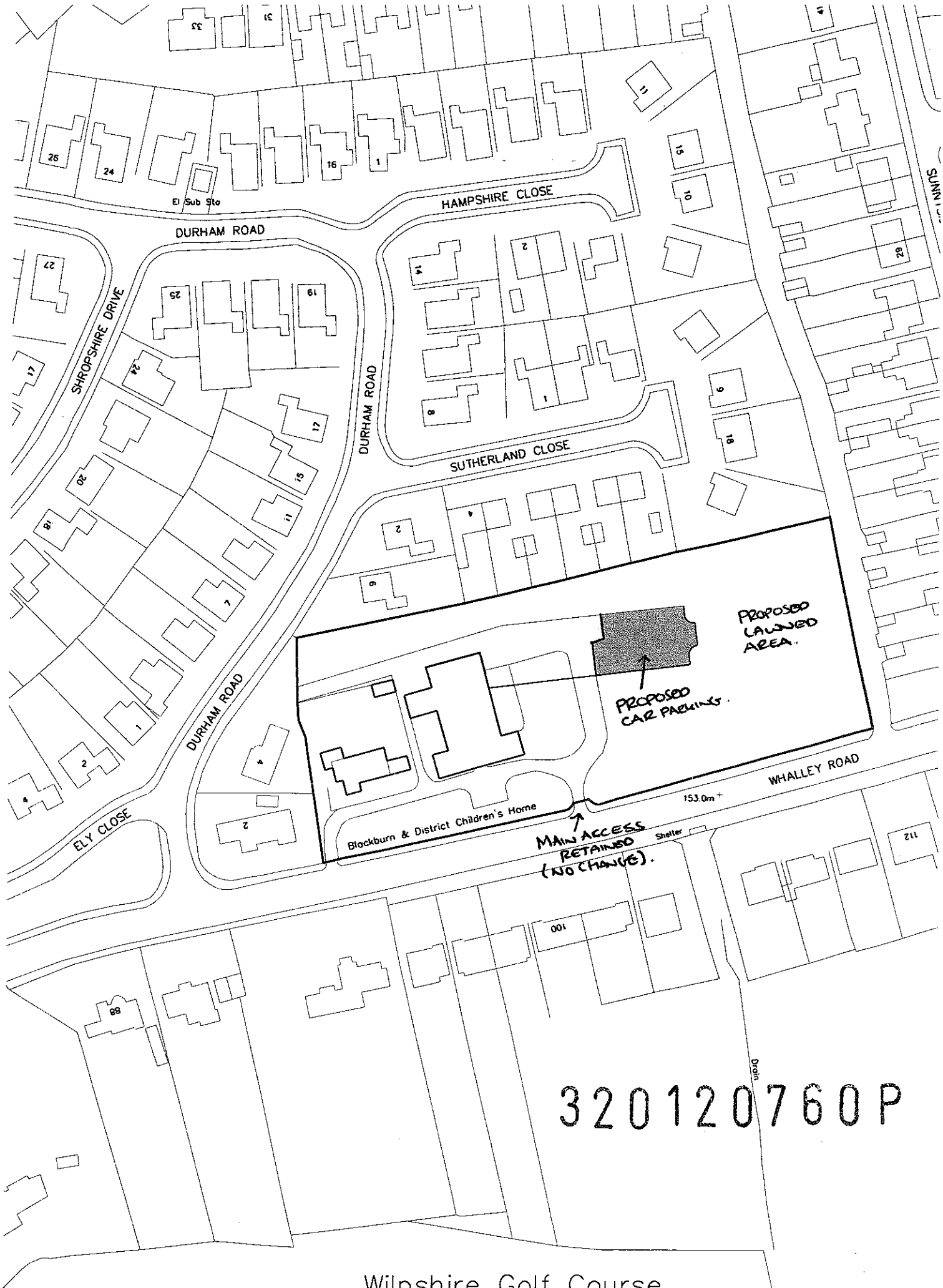
If Other has been selected, please provide:

Contact name:

Matthew Shaw

Telephone number:

Email address:



320120760P

Wilshire Golf Course

PROPOSED LOCATION PLAN

SCALE 1: 1250 @ A4.

SCHEDULE OF MATERIALS
FOR THE CREATION OF ADDITIONAL CAR PARKING AT
CHILD ACTION NORTH WEST
THE HOMESTEAD (HEAD OFFICE)
WHALLEY ROAD
WILPSHIRE, BLACKBURN



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JOB REF: 4275, DATED: 14/08/2012, VERSION: 1.01.

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

DIRECTORS: STUART G. HERD REA 1 DUNCAN H. SHERWOOD REA 1 ANDREW KNOWLES REA 1 COMPANY REGISTRATION NO. 4731913

ASSOCIATES: PHILIP COTTER PICS 1 DAVID LOFTHOUSE

SCHEDULE OF MATERIALS

Proposed car park to be constructed from tarmac to match that of the existing car park, see PL. 1 below.



PL. 1. Illustrating example of existing tarmac car park finish.

OUTLINE SPECIFICATION FOR SURFACES TO PROPOSED ADDITIONAL CAR PARKING:

See overleaf for details:

Barnes & Horrocks Ltd.
Civils and Paving Contractors

Owlet Nest Farm, County Brook Lane, Foulridge, BB8 7LS
Telephone : 01282 817091, Mobile : 07970 427250
E:Mail : julianbarnes@fsmail.net

VAT REG. No : 175 3615 55

Company No. 4640045

Ref : 2012/537
2nd July 2012

Child Action North West
Old Blackburn Orphanage
The Holmes
Whalley Road
Wilpshire
BB1 9LL

For the attention of Mr. G. Fairweather & Mr. Matthew Shaw

Dear Sirs,

Car Parking at Above Site

Apologies for delay, further to our meeting and discussion on site we forward herewith our amended quotation for works at the above as detailed below;

Macadam Car Park and Landscaping : 18 Spaces as per your amended site plan.(337m2)

Strip Topsoil and stockpile for re-use.

Excavate to reduce level down to formation, excavated material to be carted to old tennis court area and levelled to reshape to meet with existing banking levels.

Strip vegetation, macadam, selected trees and posts to tennis court area ; re-grade into banking and cover area with stripped topsoil and seeded.

Lay Terram geotextile and backfill with imported hardcore upto 300mm deep.

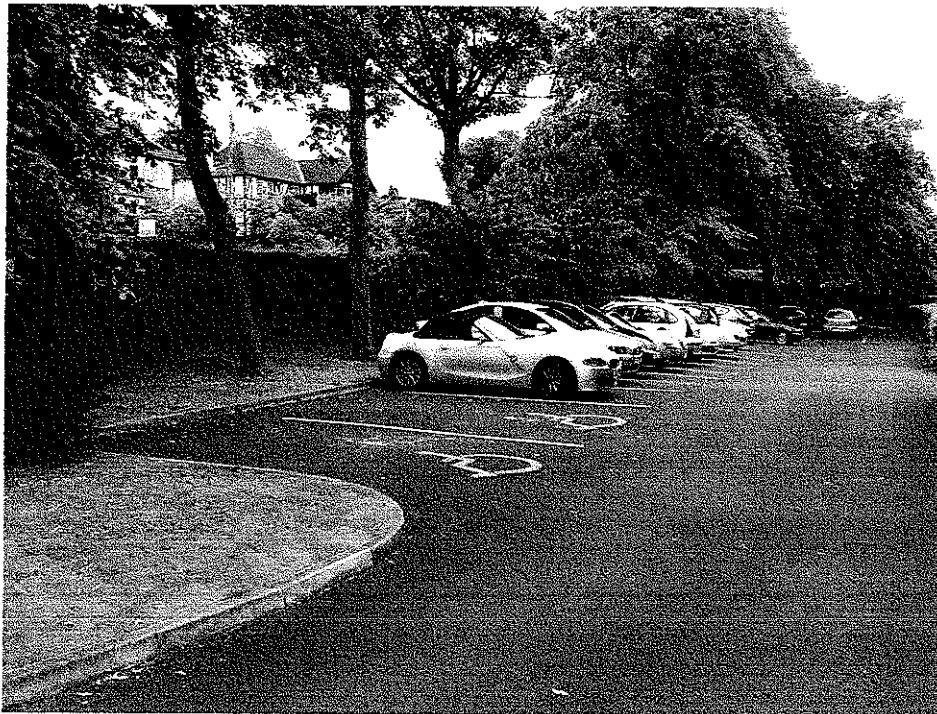
Install 750mm concrete road gully and grating with pipe connection to existing MH located adjacent to proposed car park

Supply and lay concrete kerbs to form perimeter bedded and backed in concrete

Supply and lay 2 course macadam comprising 60mm thick binder course and 30mm surface course.

Provide thermoplastic road markings for 18 spaces

DESIGN AND ACCESS STATEMENT
FOR THE CREATION OF ADDITIONAL CAR PARKING AT
CHILD ACTION NORTH WEST
THE HOMESTEAD (HEAD OFFICE)
WHALLEY ROAD
WILPSHIRE, BLACKBURN



JOB REF: 4275, DATED: 14/08/2012, VERSION: 1.01.

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
Website: sunderlandpeacock.com

DIRECTORS: STUART G. FERDINAND | DUNCAN M. SHERWOOD MSc | ANDREW KNOWLES MSc COMPANY REGISTRATION No. 4731573

ASSOCIATES: PHILIP COTTER RICS | DAVID LOFTHOUSE

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DESIGN OBJECTIVES

- To obtain Full Planning Approval for the creation of additional rear car parking.
- Provide much needed additional car parking without comprising highway safety with on-street parking.
- Provide the most cost effective design solution to ensure maximum value for child welfare services funding.
- Improve upon the existing amount of soft landscaping present, subsequently enhancing the appearance of the surrounding site.

DESIGN PROPOSAL

Existing site operations have outgrown the current car parking provisions.



PL. 1. Illustrating typical full car park operating a full capacity

On site there are currently 32 standard spaces and 3 disabled spaces, totalling 35 spaces.

With Child Action North West expanding in recent years to 29 full time staff, 11 part-time staff and 8 volunteers, occasionally 48 cars are present at one occasion on-site. In addition to this a minimum of 4 visitors access the site on a daily basis.

Increasing the car parking by 19 spaces will accommodate this use leaving 2 spare spaces as overflow for when Child Action North West hold training days for staff and potential foster carers.

Child Action North West originally obtained pre-application advice from RVBC (22/07/2011) to determine in principal whether the creation of additional parking would be deemed acceptable. This was met with a favourable response (given there is a genuine need), however a section of land next to the existing East facing elevation was the preferred location to reduce the potential loss to the main lawned area to the North East of the site.

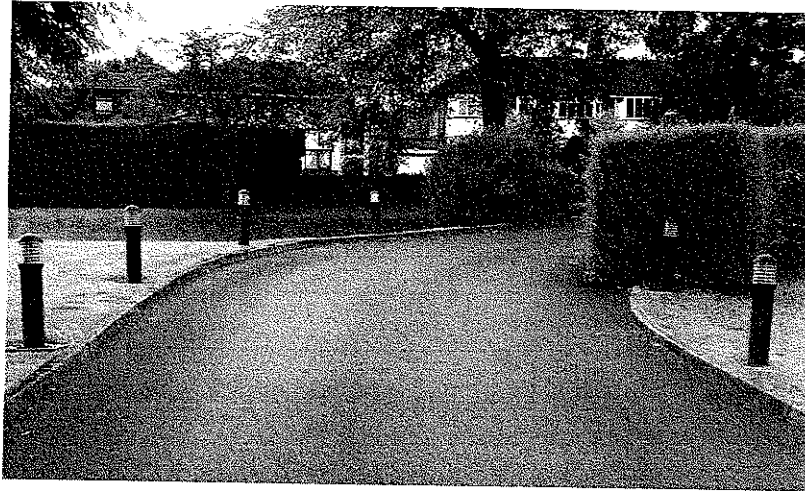
After a detailed design analysis of this area there are three major factors why this site should not be selected:

1. Topography of the site means creating additional carparking here would occur high excavation costs as illustrated in PL.2 overleaf.



**PL. 2. Illustrating significant slope to the section
of land adjacent to the East facing elevation**

2. The size / shape of the area does not lend its self naturally to maximising its potential as car parking meaning the required amount of spaces could not be accommodated to this area.
3. It is of close proximity to the existing junction which could potentially cause accidents with vehicle manoeuvring.



PL. 3. Illustrating tight bend / junction problems for locating car parking next to the existing building

In order to maximise car parking arrangements by mimising waste it makes more sense to extend continue through the existing rear carpark uniformly. This arrangement will also allow cars to manourve safely.

In addition the excavation costs are less given the flatness of the site at this point, subsequently saving child welfare services valuable funds.



PL. 4. Illustrating level area where car parking is proposed

Minimal excavations to this area can then be simply re-located, graded and re-seeded into the adjacent banking illustrated in PL. 5 below.



PL. 5. Section of lawned banking to be further graded back and re-seeded with excavated fill from the formation of additional car parking

On completion we also propose that the lawned area lost to the creation of the additional car parking spaces (375msq) will be re-created to where the redundant overgrown tennis court / rough ground is currently present, illustrated in PL. 5 below.



PL. 5. Section of redundant overgrown tennis court / rough ground which is to be scrapped back, top soiled and re-seeded (extending lawned area)

This means that the continuation of the lawned area is now 607msq, almost double the area that was originally lost.

To conclude our design proposals we are creating the most cost effective and economically design for the carpark, while increasing the amount of lawned area by tidying a redundant unmaintained section of the site.

ACCESS STATEMENT

We are not proposing any change is required to the existing vehicular or pedestrian accesses off Whalley Road. The visibility splays from the existing access are excellent, achieving min. 60m required in both directions as stated within LCC Road Design Guidance.



PL 7. 60m clear visibility splays looking left and right from centre of main access

Child Action North West have already promote a strict no street parking policy to ensure visibility is not impaired.



PL 8. Enforcement Notices

Unfortunatley, due to lack of parking currently present problems occassional occur with on-street parking which Child Action North West wish to avoid with the creation of the additional on-site car parking.



PL. 9. Car parked on roadside hampering vision.

Providing this additional car parking will avoid this problem potential becoming a significant issue.