

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

Tel No 0845 0530011

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Your ref
Our ref TL /3/2013/0169
Date 25th April 2013

FAO Stephen Kilmartin

Dear Sirs

Planning application no: 3/2013/0169

Proposal: 29 unit housing scheme (9 apartments, 17 houses, 3 bungalows) with associated parking, landscaping and highway works.

Location: Pendle Garage, Clitheroe Road, Barrow.

Please note the following comments.

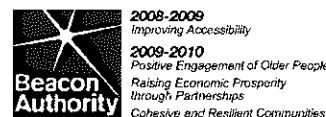
For these two and three bed dwellings, I would ask for 2 on-site parking spaces per dwelling. The proposals appear to be 33 parking spaces for 29 dwellings which is significantly less than my requirements. I am concerned that the estate road will not be able to accommodate the parking generated by this development, for which no on-site provision is made, and residents will be forced to park on Clitheroe Road. This will be to the detriment of highway safety and I would therefore recommend refusal of this application as submitted.

There are six parking spaces proposed south of the estate road opposite the apartment block. The status of these parking spaces is not clear as to, for example, who would maintain them. Also there is no obvious pedestrian access to these spaces. I would recommend that these parking spaces should be deleted.

Some of the road frontage boundaries of the residential gardens are 1.8m high. Please ask the developer to reduce the boundary wall height to 1.2m as recommended by MfS.

The end turning head on the estate road at plot 29 should be checked for the tracking of a refuse vehicle.

Jo Turton
Executive Director for the Environment
LCC Highways Depot • Riddings Lane • Whalley •
BB7 9RW



Clitheroe Road here is a 40mph road and the visibility required would be 2.4m by 90m in both directions. The developer should show that this visibility can be achieved.

The proposed site plan shows a footway along the Clitheroe Road frontage of the site. This is required and should be at least the same width as the existing footway along part of the road frontage. In addition drop kerb disability crossings should be provided here on both sides of the carriageway, and paid for by the developer.

I would ask that S106 funding be secured for the improvement of the two bus stops at this part of the Clitheroe Road. Bus shelters and improved kerbing are required here. I do not yet have the estimated cost of these improvements to hand, but I will advise these costs when I have them.

These issues should be satisfactorily resolved otherwise I would have an objection to this application and recommend refusal as submitted.

Please add the following conditions and note to any consent you may decide to grant.

Condition 1.

The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

Condition 2.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splays to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed new estate road from the continuation of the nearer edge of the carriageway of Clitheroe Road to a point measured 90m along the nearer edge of the carriageway of Clitheroe Road from the centre line of the estate road, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.

Condition 3.

Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

Condition 4.

No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

Condition 5.

The existing accesses on to Clitheroe Road shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (prior to occupation of the proposed dwellings) Reason: To limit the number of access points to, and to maintain the proper construction of the highway.

Note.

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

Yours faithfully

Trevor Lewis
Traffic and Development Engineer

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