

## Nicola Gunn

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**From:** planning  
**Subject:** FW: APP3/2017/0616 Former Clitheroe Hospital

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**From:** Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]  
**Sent:** 26 September 2017 11:01  
**To:** Robert Major  
**Subject:** APP3/2017/0616 Former Clitheroe Hospital

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Morning Robert,

A proposal for a residential development of 50 units on this site has previously been considered for this site and although the application was subsequently withdrawn, highway comments were provided and subject to a number of Conditions and off site highway works, no objection was raised to the proposal.

The current application is for a development of 60 residential units and whilst this represents a slight increase in the number of units, the traffic generation would not be considered significant. Discussions have taken place with the applicant concerning the site layout and a number of amendments have been made (Dwg No PL1.0 revA).

In order to provide a safe access to the development the applicant would be requested to fund proposals to extend the existing 30mph speed limit up to and including the roundabout and arms and also the introduction of waiting restrictions on Chatburn Road in the vicinity of the site to improve visibility for emerging vehicles.

Also in keeping with the aims of the NPPF to encourage sustainable developments the developer should fund the provision of a cycle purchase voucher to the value of £300 and a prepaid bus pass for a minimum period of 2 months. These measures would be included in the welcome pack documents provided to the residents and administered by the developer

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.
2. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

3. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.
4. 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 over 1m above road level. The visibility splay 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 road from the continuation of the nearer edge of the carriageway of Chatburn Road to points measured 68m in an easterly direction and 104m in a westerly direction along the nearer edge of the carriageway of Chatburn Road, from the centre line of the access. Reason: To ensure adequate visibility at the street junction or site access.
5. 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 as part of a section 278 agreement, under the Highways Act 1980. Reasons: 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users. For the avoidance of doubt the off site highway works shall include the widening of the efootway to the front of the site to a minimum width of 2.0m, alterations to the existing street lighting on Chatburn Road where required, the introduction of an extended 30mph speed limit and waiting restrictions on Chatburn Road, reinstatement of the redundant access points.
6. The two existing access shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the new access. Reason: To limit the number of access points and to maintain the proper construction of the highway.
7. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Chatburn Road A similar survey shall be carried out every six months and the final inspection within one months of the completion of the last house, and the developer shall make good any damage to Chatburn Road to return it to the pre-construction situation as required. Reason; To maintain the construction of Chatburn Road in the interest of highway safety.
8. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-
  - The parking of vehicles of site operatives and visitors;
  - Loading and unloading of plant and materials used in the construction of the development;
  - Storage of such plant and materials;
  - Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
  - Routes to be used by vehicles carrying plant and materials to and from the site;

- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason: to protect existing road users.

9. That prior to the commencement of any development an order shall be placed for staff costs, the advertising and implementation of traffic regulation orders for waiting restrictions along Chatburn Road and the extension of the 30mph speed limit up to and including the Pimlico Link Road roundabout speed limits , to the satisfaction of the Local Planning Authority in consultation with the Highway Authority. Reason: In the interest of highway safety and compliance with current highway legislation.

## Notes

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
- 2 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 reserves 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 the contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or email [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)

**Dave Bloomer**  
**Highways Development Control**  
**Lancashire County Council**

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