

Sharon Craig

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 29 September 2017 14:16
To: Stephen Kilmartin
Cc: LHS Customer Service; planning
Subject: app3/2017/0653 Land at Chatburn Rd , Clitheroe

Afternoon Stephen,

The proposed site for this development has had an previously considered and approved (2013/0981) which was for a larger development. Consequently I would be raising no objection to the principle of the development in this location but there are a number of issues which will need to be resolved.

In consideration of the previous application a number of offsite highway measures were considered , namely, a pedestrian refuge, an extended speed limit and alterations to the Pimlico Link roundabout. With the scale of the development reducing , the alterations to the roundabout would be considered to be excessive in terms of appropriateness in scale to the development.

In respect of the proposed layout for the development I would make the following comments which are based on the assumption on my part, that the estate roads would be offered for adoption

- 1 The main spine road off Chatburn Road should have a 2m footway on both sides along its full length and including the turning head at unit 20
- 2 All other cul-de sacs should have a combination of footways and service strips along both sides.
- 3 Any driveway parking should not encroach onto or over either service strips or footways
- 4 The proposed footbridge will remain in private ownership. Also it looks too narrow to accommodate a dog walking alongside a pedestrian (Min 1100mm)
- 5 The surface water drainage proposed 2x900mm drainage pipes prior to discharge. Unless these are considered acceptable and adopted by UU they would not be acceptable within a carriageway put forward for adoption.

The proposed layout and construction of the estate roads will be subject to further scrutiny during the S38 process

Subject to the above issues being resolved satisfactorily , I would raise no objection to the proposal on highway grounds but should your council be minded to approve this application I would request the following conditions be attached to any permission that may be granted.

- 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 existing access 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 (concurrent with the formation of the new access/within */prior to *). Reason: To limit the number of access points to, and to maintain the proper construction of the highway.

3 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. Reason: 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.

4 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 a 30mph speed limit on Chatburn Road from its current terminal point up to and including Pimlico Roundabout, 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.

5 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 2* has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

6 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. It shall provide for:

- ❖ The parking of vehicles of site operatives and visitors
- ❖ The loading and unloading of plant and materials
- ❖ The storage of plant and materials used in constructing the development
- ❖ The erection and maintenance of security hoarding
- ❖ Details of working hours
- ❖ HGV delivery times and routeing to / from the site
- ❖ Contact details for the site manager

Notes

1. 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 (Area East) on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk _
- 2 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.

Dave Bloomer
Highways Development Control
Lancashire County Council

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