

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 26 January 2018 12:56
To: Stephen Kilmartin; planning
Cc: LHS Customer Service
Subject: D3.2018.0008 - 30 Peel Park Avenue and land to the rear Clitheroe

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Stephen

Planning Application No: 3/2018/0008

Grid Ref: 374748 441061

Proposal: Demolition of existing dwelling and erection of 34 bungalows for the over 55s with associated access, parking, landscaping and open space.

Location: 30 Peel Park Avenue and land to the rear Clitheroe BB7 1ET

With regard to the above planning application for 34 bungalows. In principal I would not have objections to the application but I have concerns with regard to the layout of the site I would like some more detail with regard tertiary roads on the site.

I would be looking for roads serving three or more houses to be designed and built to adoptable standards. This is a Policy of the county council. I appreciate that the entrance road is indicated a road that will be built to this level but the roads serving the vast majority of the properties would not meet our requirements. I would be looking the adoptable roads to extend to at least between plots 11 & 27 for one length and to between 21 & 30 on the other length. This will allow for a turning head in front of these plots. The Design and Access Statement indicates that the use of the longer lengths of tertiary roads were used to encourage lower speeds and as much as this is appreciated I feel that it is more important to offer an adopted road and to use other measures to keep drivers speeds low such as raised junction tables.

I would be looking for the adoptable roads to have a minimum width of 5.5m and footways at both sides of a minimum width of 2m.

Looking at the layout there a situation where there would be no road running between plots 28 and 29. We would ask the designer if they could consider a road on this length as this would reduce the need for turning and reversing manoeuvres within the estate.

Subject to the lay out issues being resolved I would not raise objections to the application subject to the following notes and conditions being added to any permissions that your council is minded to grant.

Conditions

1. 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.
2. The new estate road/access between the site and Peel Park Avenue 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.

3. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority. Reasons: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with of the Development Plan.
4. 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.
5. 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 managerPlans of the layout with regard to parking, loading and storage should be included in this document
6. properties shall have facility of an electrical supply suitable for charging an electric motor vehicle. Reason: - in order to promote sustainable transport as a travel option and reduce thereby carbon emissions.

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 on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk
2. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Chris Nolan
Development Support
Community Services
Lancashire County Council
Tel 01772 531141

Call Centre 0300 123 6780
www.lancashire.gov.uk

Lancashire County Council highways now offers a full pre-application support service. A best value professional service bringing benefit to development of any size through detailed local advice. If you are interested in taking up this service please e-mail developeras@lancashire.gov.uk or visit our website via the link below:

<http://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service.aspx>

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.