

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk

Your ref: 2018/0372
Our ref:
Date: 20/06/2018

Dear Sirs

Re: Planning Application 18/0372

Address: Playing Field Edisford Road Clitheroe BB7 3LA

Description: Creation of new artificial grass pitch (AGP) and refurbishment of existing multi use sports area with associated fencing, floodlighting, access pathways and storage units.

With respect to this application we would not wish to raise any objections to the principles. However there are still areas of concern.

There are two footpath to be constructed from the new playing area back towards the car park. The wider path appears to be to improve the desire line, via an old gate in the wall, which then goes diagonally across to the end of the existing pedestrian barrier on the opposite side of the road. This is the shortest route back to the car park and is used by predominantly youths and adults, rather than accompanied children. This desire line was also shown to be the wider footpath back towards the car park, thus sub-consciously indicating that this is the preferred route. This lead to the request for the provision of some additional guard rail as part of some other highway works at the vehicle entrance to the car park.

If the applicant is unwilling to support the provision of pedestrian guard rail then we would strongly suggest that some sort of obstruction by way of a gaggle gate or Zig Zag gate is placed with-in the curtilage of the proposed development.

A further observation not commented by the applicant was the suggestion that the gate be filled in to match the existing wall, thus making the desire line less desirable as the wall would then have to be scaled. This would by inference mean that the other path shown back towards the car park nearer the Pelican Crossing may need to be widened, however this additional cost would be offset by the need to only lay one new path.

Phil Barrett
Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

We are still awaiting a revised floodlighting plan in line with the guidance from the Football Association.

We would still assert that the radius to the car park entrance should be improved.

Should you wish to support this application we would wish for the following conditions to be added to the approval,

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.
2. 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:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

Notes

1. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

2. The new site access and associated off-site works will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for 278 agreement.