

Development Control
Ribbles Valley Borough Council

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

Your ref: 2018/0435
Our ref:
Date: 11/07/2018

Dear Sirs

Re: Planning Application 18/0435

Address: 32 Hall Street Clitheroe BB7 1HJ

Description: Demolition of existing property and associated outbuildings and erection of six three-bedroomed town houses.

With respect to this application we would not wish to raise any objections. There are however still a number of concerns regarding the development. These can be allayed by way of further submissions prior to planning permission being granted or the can be suitably conditioned.

It is noted that the existing rear lane to Hall Street in adopted

There are concerns regarding:-

- The alteration to the access gate now blocks the access to the front of plot one, there is a concern that although a garage has been provided, its access will be tricky at best, which is likely to lead to the garage not being used much and the vehicle being parked in the back lane or elsewhere within the new development causing an obstruction
- The lane to the new garage at plot one appears to be quite narrow, a swept path analysis should be undertaken to ensure suitability, it is expected that a large family car such as a Ford Mondeo would be used, the garage should be entered in a forward and reverse gear, with access being past the gable of no 30 Hall Street
- There still does there appear to be any provision for pedestrians within the development.
- Nor has there been any indication regarding the provision of any street lighting or surface water drainage.

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

- A swept path analysis should be undertaken to ensure that a refuse collection vehicle can enter and exit the development in a forward gear. This should be repeated in the other direction as this may be preferred by the driver and with a 3 axle 9.3m long vehicle as used by Ribble Valley Borough Council.
- With the exception of the plots with garages, suitable covered and secure storage should be provided for at least 2 cycles per dwelling.
- Although a vehicle is shown on Plot 3, the driveway is not long enough to accommodate a parking space and should not be shown as such

Should you wish to support this application we would wish for the following condition to be added to the approval.

1. The Highway Development Control Section recommends the local planning authority attaches conditions requiring an agreement between the householders and a Private Management and Maintenance Company confirming funding, management and maintenance regimes. To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.
2. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway. **Reasons** to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.
3. 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.
4. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for 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. In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development.
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:

- 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. This consent requires the construction, improvement or alteration of an access to the public highway and other of site works such as street lighting improvements. Under the Highways Act 1980 Section 278, 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 works can start you must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings. For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation
2. 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 hsstreetworks@lancashire.gov.uk or on 01772 533433