

Development Control
Ribble Valley Borough Council

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

Your ref: 2018/0786
Our ref:
Date: 07/11/2018

Dear Sirs

Re: Planning Application 18/0786

Address: Dog and Partridge Hesketh Lane Chipping PR3 2TH

Description: Conversion of an existing restaurant (A3) to create twelve apartments (C3) and the siting of four holiday lets.

With respect to this application we would still wish to raise an objection. Not all of the concerns previously raised have been addressed.

There are concerns regarding the pedestrian access along the frontage of the development from the car parking spaces to Apartments 3, 5, 6, 9 and 10. It is expected that a footway with a kerbed edge should be provided, partly to prevent additional parking which may lead to pedestrians having to walk in the carriageway.

Whilst a swept path analysis has ensured that the refuse collection vehicle can enter and leave the site in a forward gear, there is a concern regarding the functionality of car parking spaces 5 – 7, further swept paths are required to ensure their functionality. The Department of Transport's document Manual for Streets, Sections 8.3.50-2 gives guidance regarding the access to parking bays.

The positioning of the bin storage points are still of concern, according to the Manual for Streets Section 6.8.9 states that residents should not be expected to carry waste more than 30m to the storage point. Similarly, refuse collection vehicles should be able to get within 25m of the storage point. It may be a requirement that there are a number of bin storage points, rather than one central location, with some flats being served from the roadside frontage of the development.

There has been some provision for cycle storage, to both the residential complex and the holiday lets. It would be expected that the holiday lets would have sufficient covered cycle storage for 4 cycles to each let, with additional covered cycle storage being provided for the residential complex. Further evidence of the type of cycle

Phil Barrett

Director of Community Services

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storage is required, racking with a canopy that is relatively open should not be used as cycles are not suited to being left exposed to the elements.

In order to progress the application we would look for further submissions showing how our concerns may be overcome.

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. This consent does not give approval to a connection being made to the County Council's highway drainage system.
3. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed development have been submitted to and approved by the local planning authority.
4. 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

The applicant is advised that the new site access, 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".

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.