

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk)

Your ref: 2018/0786  
Our ref:  
Date: 21/11/2018

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 no longer wish to raise an objection. However not all of the concerns previously raised have been addressed, it is felt that these may be dealt with by way of suitable conditions.

Although there is some cycle parking shown on the plan, there are is no indication as to its precise nature, additionally the location of some units near to the entrance would be a security risk. The cycle storage provision is expected to be a cycle locker rather than a communal covered rail.

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 Transports document Manual for Streets, Sections 8.3.50-2 gives guidance regarding the access to parking bays, it would be expected that a gap of 6m would be required to allow vehicles reverse in or out of the car parking spaces.

It is expected that a Section 278 agreement will be entered into to ensure that the new kerb line across the old entrances and the new section of footway adjacent to the entrance that is to be retained.

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

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

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. The position and nature of the cycle storage will need to be agreed with the Local Planning Authority in conjunction with the Highway Authority.
4. 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.
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**

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](http://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](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433.