

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 22 October 2018 13:51
To: John Macholc
Cc: LHS Customer Service; planning
Subject: app3/2018/0910 Land off Sheepfold Crescent, Barrow

Follow Up Flag: Follow up
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Afternoon John,

The proposed development is described as being for elderly residents and offers mobility friendly accommodation . On this basis I would envisage that the peak hour traffic generation by the development will be less than generated by a traditional family unit due to less work and school trips. Site observations would suggest that at peak times, whilst there is an element of queueing on Holm Road and its junction with the A59 roundabout, the delays encountered by drivers are not such that the impact of the development can be classed as severe in the context of the NPPF, however it has been noted that the development has a poor accessibility score and as such the highway authority would seek a financial contribution in the region of £24,000 to promote and support the recently introduced bus service on Holme Road.

There is an option to link the site to the path around the pond to the north of the, this would improve pedestrian accessibility to the PFS / convenience store and bus service and should therefore be explored

Should your council be minded to approve this application I would request that the following conditions be attached to any permission that may be granted

1. There shall be no direct pedestrian or vehicular access between the site and the Whalley Clitheroe Bypass (A59) and to that end a continuous wall or fence of a height to be agreed shall be erected before development commences and be permanently maintained on the highway boundary, all vehicular and pedestrian access being obtained from Sheepfold Crescent . Reason: To limit the number of access points to the highway network as an aid to road safety.
- 2 The new estate road/access between the site and Sheepfold Crescent 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 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.
- 4 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 3 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
- 5 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.

6 All garage facilities and at least 1 of the communal parking spaces for the apartments 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.

7 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 manager

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Dave Bloomer
Development Control
Lancashire County Council

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