

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk
Your ref: 2018/0915
Our ref:
Date: 02/11/2018

Dear Sirs

Re: Planning Application 18/0915

Address: Daniels Farm Preston Road Alston Preston PR3 3BL.

Description: Application for outline planning permission with some matters reserved for a residential development of 3 dwellings, following demolition of agricultural buildings including access.

With respect to this application we would not wish to raise any objections.

In order to progress the application to completion full consideration should be given to the notes accompanying this response.

It should be noted that the additional 3 properties will raise the total number in the development cluster to more than 5. It is therefore recommended that the access road should be built to an adoptable standard and should be put forward for adoption.

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

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting PROWplanning@lancashire.gov.uk
2. 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 and Highway Authorities that the details of the highway scheme/works are acceptable before work commences on site.

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

3. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 2 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exasperate unsatisfactory highway conditions in advance of the highway scheme/works.
4. 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. **Reasons;** To prevent stones and mud being carried onto the public highway to the detriment of road safety.
5. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].
6. 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) Measures to control the emission of dust and dirt during construction
 - vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - vii) Details of working hours
 - viii) 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. No development shall be commenced until full engineering, drainage, and constructional details of the streets proposed for adoption 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. **Reasons:** In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.
2. Where constructed single garages should have minimum dimensions of 6 x 3 metres". The Highway Development Control Section is therefore of the opinion that where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space and the applicant should provide an additional parking space for each garage affected.
3. It is recommended that all private drives fronting garages to be a minimum of 6m long and this must not include any of the required 2m wide service verge. The drive length can be reduced to 5.5m if roller shutters are fitted and conditioned as part of the planning decision. The minimum dimension for a single drive should be 2.4m wide and single private drives to have a minimum width of 3.2m where they are used for vehicular access and pedestrian access to the property.
4. The parking requirement for a four/five bedroom house is for three off road parking spaces.
5. All off road proposed car parking spaces to have 6m manoeuvring space to prevent over running of the opposite footpath, collisions with property and vehicles etc. and to ensure highway safety and maintenance is not significantly affected by the movements. Alternatively prove the turning area by swept path analysis for each parking bay.
6. The Highway Development Control Section recommends the local planning authority attaches conditions requiring an agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of 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. The reasoning for the above recommendations are based on the Department of Transport Advice Note "Highway Adoptions" The adoption of roads into the public highway (1980 Highways Act). Which was published in April 2017