

Development Control
Ribble Valley Borough Council

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

Your ref: 2018/1124
Our ref:
Date: 27/12/2018

Dear Sirs

Re: Planning Application 18/1124

Address: Oakhill School Wiswell Lane Whalley BB7 9AF

Description: Erection of eight two-storey, open-market dwellings with means of access, associated works and landscaping.

With respect to this application we would not wish to raise any objections to the principles of the works. There are however a number of concerns regarding the access from the Lawsonstead Phase 2 housing scheme.

There is a discrepancy between the illustrative site layout and the lighting plan submitted, the later plan shows an opening with no indication as to where it is leading, and clarification of purpose of this opening will be required.

A turning head to the standard Lancashire County Council Specification will be required in close proximity to the gated access at the entrance to the Private part of the estate. This is required to allow vehicles that are unable to obtain access to turn around rather than reverse to a junction within Lawsonstead Estate.

It is noted that previous proposals where to utilise an access to the site passing through the school grounds. It is felt that this further increase, in excess the 6 dwellings previously proposed accessing the site in this manner, would not be acceptable due to the intensification of use of this access to Wiswell Lane. It is also noted that the access gate is locked outside of the opening hours of Leisure Complex.

In order to progress the application we would look for further submissions to allay the concerns outlined above.

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

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 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. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed 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 development.
3. The Highway Development Control Section recommends the local planning authority attaches conditions requiring that 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.
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