

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk
Your ref: 2019/0132
Our ref:
Date: 08/03/2019

Dear Sirs

Re: Planning Application 19/0132

Address: Parcel 4 Land to the west of Malt Kiln Brow Chipping PR3 2GP

Description: Reserved matters approval for the residential development of four new dwellings with associated infrastructure and landscaping.

With respect to this application we would not wish to raise any objections to the principle of the development. However should our concerns be allayed then we would be able to support the development.

Generally, there are a number of issues regarding the lack of footway and/or service strip, the drainage of the site, the turning head and the location of the bin storage point with relation to the distance that the waste should be carried.

- It is expected that a footway should be provided, this could contain the service strip if this is suitable. The footway should be a minimum of 1.8m wide.
- The refuse collection point should be in a more central location.
- There is a concern over the sloping nature of turning head a cross section of this would be required to show the gradient. In order to ensure that the turning head is useable we would not expect a gradient of more than 1:40.
- There are no drainage details provided regarding the site.
- There are some notes attached which should provide guidance regarding the siting of the turning head and the bin collection point.

It is also noted that the planning submission makes reference to a Highways Access Drawing No. 3431-SDH-00-ZZ-SK-C-0005 Rev P2, this drawing has not been provided as part of the application and should not be taken as having been approved.

Sue Harper,
Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Should you wish to support the application we would wish for the following conditions to be applied:-

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.
2. 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.
3. No part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.
4. For the full period of construction facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. *(There should also be provision to sweep the surrounding highway network by mechanical means if needed.)* Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.
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) 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

Notes

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.

2. 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

3. The new site access and associated street light works 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.

4. A turning head is required to allow refuse vehicle and emergency vehicles to turn within the site for the following reasons: -
 - The maximum distance a refuse vehicle should reverse is 12m, from Manual for streets and BS5930: 2005.
 - Fire and rescue Services Section should not have to reverse more than 20m from the end of an access road. From Manual for streets and diagram 24 of Approved Document B (Fire Safety).

5. Additional considerations when locating the Bin Collection Point are:-
 - 25m is the maximum distance a two wheeled refuse container is to be transported to the refuse wagon. From Manual for streets and BS5930: 2005.
 - 10m is the recommended distance a four wheeled refuse container is to be transported to the refuse wagon. From Manual for streets and BS5930: 2005.
 - A resident should not be required to carry the waste more than 30m to the refuse storage point. From Manual for streets and BS5930: 2005.