

Ribble Valley Borough Council
Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2019/0403
Our ref
Date 5th June 2019

Dear Sir / Madam

Application no: App3/2019/0403

Address: Pendle House, Chatburn

Proposal: Demolish extension and erect 3 apartments

The proposal is to demolish the existing extension to the building which has already been undertaken to street level. The basement has been retained and erect a new building for 3 apartments

The proposal is adjacent to Whalley Road to the front and a rail line to the rear. Parking is provided for the residents, however it is located on the main car park which is remote from the development and there is concern that the residents will choose to park to the front of the building on Whalley Road which may obstruct the operation of the adjacent bus stop or obstruct pedestrians on the footway. It is noted that there is a dropped crossing along the Whalley Road frontage of Pendle House. This would further encourage further potential obstruction of the footway. In order to avoid this situation I would require a full height kerb to be reinstated to maintain the constructional integrity of the footway and a physical barrier should be considered between the back of the footway and the adjacent building.

During the course of the construction phase the applicant is encouraged to contact the county councils bridges and structures section to discuss the effect of the development on the retaining wall supporting Whalley Road and the rail bridge abutments.

Subject to the above considerations being taken into account I would raise no objection to the proposal on highway grounds subject to the following conditions being attached to any permission that may be granted.

1 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

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Director of Highways and Transport
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- ❖ 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
- 2 The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (concurrent with the formation of the new access/within */prior to *). Reason: To limit the number of access points to, and to maintain the proper construction of the highway.
 - 3 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition * 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.
 - 4 No part of the development hereby approved shall commence until a scheme for the retaining structure adjacent to the highway 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 retaining structure are acceptable before work commences on site. Note The developer will be required to meet the County Council's costs incurred on the approval, inspection and future maintenance of works relating to highway structures and **private structures** adjacent to the highway

Note

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. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk
2. Before proceeding with the scheme preparation the Developer should consult with the Environment Director for detailed requirements relating to land arrangements, design, assessment, construction and maintenance of all existing or new highway

structures included in, or affected by, the proposed scheme. For this purpose the term highway structure shall include: -

- any bridge or culvert having a span of 1.5 metres or greater, or having a waterway opening cross sectional area exceeding 2.2 square metres {Note: span refers to the distance between centre of supports and not the clear distance between supports},
- any retaining wall supporting the highway (including and supporting land which provides support to the highway),
- Any retaining wall supporting land or property alongside the highway.

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council