

Ribble Valley Borough Council
Development Control

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

Your ref 3/2019/0558
Our ref
Date 1st August 2019

Dear Sir / Madam

Application no: 3/2019/0558

Address: Holden Clough Nursery
Proposal: Proposed Car Park Extension

The proposal is for an extension to the existing car park. In principle the proposal will cater for the existing custom and allow for a slight increase in footfall. Whilst this would be welcomed as a way of overcoming the current parking issues for the site which sees parking occurring on Barrett Hill Brow, it should not be seen as an invitation or a pathway to further intensification of the site. The main constraint to the site should the car park extension be approved is the restricted access.

I have visited the site and observed the on street parking and narrow roads on the approach. There are no obvious improvements that could be made within the constraints of the land available to ease or improve the physical nature of the route however the use of a Delivery Service Plan would overcome some of the difficulties. In the Plan I would expect the site to only accept deliveries from smaller non-articulated vehicles with the deliveries between Monday – Friday. This would avoid the peak times.

The extended car park may not be visible from the road and visitors may resort to parking on the carriageway. . In an effort to avoid this there should be prominent signage to advise that additional parking facilities are available to the rear. It would be possible to remove parking along Barrett Hill Brow by implementing waiting restrictions, however these would be seen as being detrimental to the visual aesthetic and in practical terms, unlikely to be enforced. I would therefore suggest

Phil Durnell

Director of Highways and Transport
Lancashire County Council
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that discreet signage is erected along the Barrett Hill Brow site frontage to discourage parking and the signage reinforced at the customer entrance point.

Subject to the above issues being addressed, I would raise no objection to the proposal but would request that should permission be granted , the following conditions be attached.

1 Before the commencement of any development on site the applicant shall submit a scheme for signage with9in the site to advise of the presence of the car park and to discourage parking on Barrett Hill Brow. The approved sign schedule shall be erected prior to the first use of the car park and maintained in perpetuity thereafter.

2 Prior to the commencement of the development, the applicant shall submit a Delivery Service Plan for approval and the adopted plan adhered to throughout the trading lifetime of the site. Exceptions will be permitted for the daily deliveries of perishable foodstuffs.

3 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

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. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council