

Ribble Valley Borough Council
Development Control

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

Your ref 3/2019/0742
Our ref 6th September 2019
Date

Dear Sir / Madam

Application no: 3/2019/0743

Address: Alston Lodge Lower Lane, Longridge

Proposal: Demolition of existing facilities and erection of care home

The proposed development is for the demolition of the existing building and the erection of a 50 bed care home facility together with 12 satellite assisted living units within 3 separate building on the site. Whilst the proposal would raise no concerns there are a number of issues which would need to be addressed to make the proposal acceptable in highway terms

1 What is the purpose of the turning head shown near the site entrance? My concern is that this would encourage reversing manoeuvres close to Lower Lane which if encountered would impede vehicles turning off Lower Lane.

2 Due to the nature of the development it is to be expected that there would be frequent visits to the site by ambulances either for appointments or in emergency situations, The layout of the car parking area does not provide a through route for these vehicles consequently all similarly sized vehicles will have to reverse within the site.

3 There is no continuous, defined pedestrian route between the various elements of the site and Lower Lane.

Phil Durnell

Director of Highways and Transport
Lancashire County Council

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4 Buildings 1,3 and 4 offer 2 bed assisted accommodation and as such it is possible that the residents of these units may own vehicles and this being the case, they would attract a parking provision of 2 spaces per dwelling (24 spaces). The main 50 bed unit would attract a parking provision of 1 space per 5 rooms (10 spaces). Since the applicant is only proposing 27 spaces, there would be a shortfall of 7 spaces. This should be addressed.

5 The current access will be reduced in width. This will require the redundant area to be kerbed and made up to footway level. Work should also be undertaken to drop the kerbs on either side of the access to assist pedestrian movements along Lower Lane.

6 Within the planning statement it was stated that there is a domiciliary service operated from the site this service does not appear to be catered for within the site, (additional parking requirements, offices etc. Is this service to be retained? Also, staffing levels were given for the current operations but not for the proposal as presented.

Subject to the above issues being addressed satisfactorily, I would raise no objection but should your council be minded to approve this application, I would request that the following conditions be attached to any permission that may be granted.

1. The section of the existing access which is to become redundant 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. Reason: To limit the number of access points to, and to maintain the proper construction of the highway.

- 2 For the full period of demolition and 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.

Notes

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

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council