

Ribble Valley Borough Council
Development Control

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

Your ref 3/2019/0840
Our ref 19th December 2019
Date

Dear Sir / Madam

Application no: 3/2019/0840
Address: James Alpe Lincoln Way Clitheroe
Proposal: Extension to Workshop and new car parking area

The proposal is for an extension to the existing workshop and the construction of a new parking area. The proposal has been the subject of some correspondence with the applicant to address the lack of a pedestrian link between the proposed car park and the main site. This omission has now been addressed with the submission of an amended plan (ALP/21-Dwg03b, dated 18/12/2019). On the basis of this plan being included with the approved documents should any planning permission be forthcoming, I would raise no objection to the proposal on highway grounds.

If your council are minded to approve this application then I would request that the following conditions be attached to any permission that may be granted.

1 Before the development hereby permitted becomes operative, the existing vegetation on the highway frontage of the site to Upbrooks shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Upbrooks. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

2 The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative. Reason: To allow for the effective use of the parking areas.

Phil Durnell

Director of Highways and Transport
Lancashire County Council
Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

3 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement 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 highway scheme/works are acceptable before work commences on site.

4 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 3 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.

5 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.

6 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

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 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 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