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Your ref 3/2019/0877
Our ref 16th April 2020
Date

Dear Sir

Application: 3/2019/0877

Application Site: Land at Junction of Chatburn Road and Pimlico Link Road

Proposal: Erection of 39 dwellings

The proposed development is situated to the north east of a previously consented residential development of 30 units under app no. 3/2017/0653. Access to the development will be taken from the estate road of this previously consented development which in turn is accessed from a single priority junction on Chatburn Road.

The proposed development has been the subject of discussions with the applicants transport consultant in respect of the transport information provided with the application and the internal layout of the development. These discussions resulted in an amended plan being submitted (Dwg No. 067/P/03 RevB) which is acceptable , taking into account that it is understood from correspondence with the applicants transport consultant that the estate roads within this proposed development will be privately maintained.

There is an existing gated field access into the development site which is considered unsuitable should it be the developers intention to use this as a construction access, therefore it will be necessary to ensure that this access is stopped up prior to any development commencing on site or to agree that the sole construction access is to be taken from the new estate road junction with Chatburn Road.

Phil Durnell

Director of Highways and Transport

Lancashire County Council

Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Should your council be minded to approve this application then I would request the following conditions be 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
 - ❖ 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 No residential unit hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths, landscaped areas and bin storage areas not put forward for adoption within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first residential unit on the site, the areas shall be maintained in accordance with the approved management and maintenance details. REASON: To ensure that all private streets, landscaped areas and other communal spaces are appropriately managed and maintained to ensure the safety of all users.
- 3 The new estate road and shared pedestrian / cycle link between the site and Chatburn Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.
- 4 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.
- 5 No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 4 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
- 6 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.

- 7 All garage facilities shall have facility of an electrical supply suitable for charging an electric motor vehicle. Reason: - in order to promote sustainable transport as a travel option and reduce thereby carbon emissions.
- 8 The existing gated field access opposite the hospital 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 prior to any development commencing on site. Reason: To limit the number of access points to the development site prior to construction commencing and to maintain the proper construction of the highway

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 South) 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