

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2020/0008
Our ref Robert Gregg
Date 30th January 2020

Dear Adam

Application no: **3/2020/0008**

Address: **The Judge Walmsley Hotel Whalley Road Billington BB7 9TP**

Proposal: **Change of use of public house (use class A4) to children's day nursery (use class D1)**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

No objection in principle subject to matters being addressed.

Lancashire County Council acting as the Local Highway Authority has no objection to the principle of the development proposal, however a number of issues have been identified that require addressing.

Access

Access to the application site is via Whalley Road a classified road namely C548 which is subject to a speed limit of 30mph.

There is three access points fronting the application site whereas the applicant proposes to utilise two of the existing access points fronting the car park in an in/out configuration.

Visibility splays to the access points are generally good however the proposed in/out configuration will need to defined by the placement of signage to both the access point and exit point in order to distinguish vehicular access / exit to and from the application site.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

The third access point, the most South Westerly access point into the application site will need to be reinstated up to full footway construction which would formalise the closure of the access point, providing safety to pedestrians whilst accessing and leaving the entrance of the nursery.

The reinstatement works to the footway would need to be carried out under a legal agreement, Section 278 of the Highways Act 1980 with Lancashire County Council as the highway authority.

If planning approval is granted the developer is advised to contact Lancashire County Council as soon as possible to start the Section 278 process.

Ramped access

The entrance of the nursery would need to be formed with a ramped access as opposed to the current stepped access to provide an ease of inclusive mobility. Following guidance contained within the Department of Transport's publication, Inclusive Mobility. Taking into consideration the gradients of the ramp for those with limited mobility.

Parking

The submitted application form states that 15 parking spaces are required for the proposal which would comply with the required parking standards however the introduction of one additional mobility parking space would be required to meet the required inclusive mobility parking provision.

Furthermore, the proposed parking arrangements are considered unsatisfactory and to discourage on-street parking the applicant would need to delineate the proposed parking spaces in a perimeter parking configuration in order to provide an acceptable parking layout.

Refuse

The applicant would also need to demonstrate where they intend to store refuse and also provide details of a refuse collection point which is anticipated to be collected commercially by a contractor who shall be organised by the applicant.

Conclusion

In accordance with the submitted plans and documentation;

I would ask that the plans are revised detailing the above.

Note

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement with Lancashire County Council as Highway Authority prior to the start of any development. For the avoidance of doubt

works shall include, but not be exclusive to, the reinstatement of the existing dropped vehicular crossing, providing full footway construction to an appropriate standard. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email developeras@lancashire.gov.uk , in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

Robert Gregg

Development Support Technician

Highways and Transport

Lancashire County Council

T: 01282 470840

M: 07976316464

www.lancashire.gov.uk