

Ribble Valley Borough Council
Development Control

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Your ref 3/2020/0309
Our ref
Date 19th May 2020

Dear Sir / Madam

Application no: 3/2020/0309
Address: Spout Farm, Longridge
Proposal: Erection 34 dwellings

Morning,

This site was previously granted planning permission in 2016 under application number 2016/0580. Although the current application has a revised internal layout the quantum of development remains the same i.e. 34 residential units.

The current application differs from the previously approval in a number of ways most notably in respect of the site layout. The current application layout has been the subject of pre-application discussions with the applicant and a number of amendments have been agreed. Previously there was a desire to create a pedestrian route in the North West corner of the site and provide a new bus stop. However, as a planning requirement of the nearby Keir housing development a new bus stop and shelter has been installed south of the current application site. It is therefore proposed to utilise this stop for the residents of this development and the applicant has proposed, with the agreement of the highway authority, to construct a footway along the grass verge on the easterly side of Preston Road linking the site to the new bus stop.

It is understood from the pre-application discussions that it is the intention of the applicant for the estate roads to be adopted by the highway authority in the absence at this stage, of the appropriate s38 drawing for approval some minor

Phil Durnell

Director of Highways and Transport
Lancashire County Council

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

amendments may be required in order to comply with the highway authority requirements.

The applicant has submitted a Construction Management Plan as part of the documentation for approval, whilst this would avoid the requirement for a pre-commencement condition there is insufficient detail. I have therefore referred to a planning condition below detailing the requirements, a plan of the site showing the parking areas, wheel wash and material storage etc would be beneficial. I am keen to avoid a scenario of workers and delivery vehicles parking or waiting on Preston Road.

On the basis of the information submitted I would raise no objection to the proposal on highway grounds however should your council be minded to approve this application I would request that the following Conditions be attached to any planning 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
- Contact details for the site manager

2 The new estate road/access between the site and Preston 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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Preston Road to points measured 59m in each direction along the nearer edge of the carriageway of Preston Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority'). Reason: To ensure adequate visibility at the street junction or site access.

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 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.

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 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.

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council