

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 2020/0507

Our ref:

Date: 9th November 2020

Dear Sirs

Re: Planning Application 20/0507

Address: Land South of Blackburn Road Hothersall PR3 2YY

Description: Outline Planning application for business units use classes B1(b)(c) and B2 and storage use class B8 and associated improvements to existing access with all matters reserved except for access.

With respect to this application we would not wish to raise any objections to the principle of the development.

Whilst we are aware that there are a number of other current applications for this site it cannot be assumed that any highway improvements that are detailed under those applications will be forthcoming. Any such improvements may be attached to any other future application for this site.

The current application includes a plan that will form the basis of a Section 278 agreement, this includes the re-configuration of radius kerbs and the provision of a footway from the site access to the bus stop opposite the Corporation Arms. This footway shall be adjacent to the kerbed edge of Blackburn Road and will be adopted for the section adjacent to the existing adopted highway. As part of the agreement the street lighting will need to be assessed to ensure it complies with current British Standards.

Should the development come forward for development we would look for following to be provided with any future application.

Phil Durnell

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

- Each individual premises regardless of their planning class shall be provided with at least one electric vehicle charging point
- A plan showing the parking provision as detailed in the application form shall be provided
- A further plan showing the access to the site from Blackburn Road and the provision of a pedestrian footway
- A comprehensive construction management plan including mechanical street sweeping should it be required.

Should you wish to support this application we would wish for the following conditions to be added to the approval.

1. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority. **Reasons:** In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development.
2. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the turning head, the turning head shall include a constructed footway around the turning head. **Reasons:** To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.
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, approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980 and these works shall be completed prior to the trading or occupation of any element of the development. **Reasons:** In order to satisfy the Local Planning and Highway Authorities that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

Notes

1. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".
2. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on hsstreetworks@lancashire.gov.uk or on 01772 533433
3. 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.
4. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting PROWplanning@lancashire.gov.uk
5. 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.