

John Carruthers
VTC Consultancy
Brierley House
3 Brierley Street
Preston
PR2 2AU

Phone: 03001236780
Email: developeras@lancashire.gov.uk

Ref No:
Officer: Simon Hardie

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PRE-APPLICATION ADVICE

Location

Carr Hall Business Park Whalley Road Wilpshire BB1 9LG

Description of proposals

Proposed development with café and other leisure uses.

Comments

The information that has been presented shows there is nothing to suggest that there are concerns regarding the development from a highways perspective. The existing access is large enough to accommodate an increase in the volume and size traffic generated by the development, which is likely to be required during the construction phase and the perpetuity of the development. It would be expected that any traffic created by the café and leisure facilities is not likely to coincide with peak flows for the existing site traffic.

Advice

In order to support the application it would be beneficial if the following points were addressed in any supporting evidence for the application(s). Some of the points have been covered within the documents accompanying the Pre Application advice submission. The points are not in any order of importance.

- The section 278 agreement from the previous application 3/2014/1044 will need to be completed.
- A Construction Management Plan should be provided, this should include reference to the low bridge
- The car parking areas should be shown on a plan and it is expected that the site will be marked out as per the plan, these should include Mobility Parking Provision, Cycle parking provision (secure lockers may be expected in the vicinity of the Glamming Pods), Motorcycle Provision as detailed in Lancaster's

Phil Barrett

Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Parking Standards. Provision for the charging of electric vehicles will also be expected.

- Swept paths for Articulated HGV Vehicles capable of carrying a full size container should be provided for the start-up units, and the routing around the site.
- The servicing of the Café should be able to accommodate a smaller delivery vehicle based on an 8m - 12 tonne delivery vehicle, as favoured by a number of local food delivery companies.
- A lighting design will be required for the site. Care should be taken that there is no upward light, the Institute of Lighting Professional produce Guidance Notes on Light Pollution which outlines the basic principles. It could be expected that there are bats in the area which will need to be accommodated.

It should be expected that there will be a number of conditions that are requested to accompany the application should it be successful.

1. 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.
2. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. **Reasons:** To allow for the effective use of the parking areas.
3. Any source of glare from the solar panels shall be effectively screened from the view of a driver and pedestrians on the adjoining public highway and maintained thereafter. Reason: To avoid glare, dazzle or distraction to passing motorists and pedestrians.
4. 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:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Measures to control the emission of dust and dirt during construction
 - vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - vii) Details of working hours
 - viii) Routing of delivery vehicles to/from site

Conclusion

The Council's advice is current on the date it is given. Whilst every attempt will be made to identify reasonably foreseeable future influences the Council cannot guarantee that its advice will take these into account. This may extend to matters such as changes in planning policy or planning precedent. The advice in any event will expire 12 months after the date on which it is given.

Yours faithfully

Simon Hardie
Highways Development Control
Highways and Transport