

Development Control
Ribbles Valley Borough Council

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

Your ref: 2020/0845

Our ref:

Date: 19th November 2020

Dear Sirs

Re: Planning Application 20/0845

Address: Stonyhurst College Avenue Road Hurst Green BB7 9PZ

Description: Construction of a single storey rugby pavilion, covered spectator areas, an enclosed space for pitch side medical facilities, light refreshments and storage. Pavilion to be of vernacular form, with an exposed oak framed construction and a pitched tiled roof. Pavilion to be centred along the North West boundary of the First 15 college rugby pitch known as Smith Field.

With respect to this application with respect to this application we would not raise any objections to the application.

There is however a concern regarding the junction of the access track and Avenue Road. It is expected that there will be a number of large and heavier vehicles using this track and there is a concern that the highway structure may be damaged at the join of the two surfaces.

It is recommended that the first 5m of the track is improved with a bound surface, and widened to allow for the swept path of a 26 tonne 10m 3 axle Heavy Goods delivery vehicle to access the building site.

Should you wish to support application we would look for the following condition and notes to be added to the decision notice

1. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. **Reasons:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
2. 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 as part of a section 278 agreement, under the Highways Act 1980. **Reasons:** 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.
3. No part of the development hereby approved shall be commenced until the approved scheme referred to in Condition 1 has been constructed and completed in accordance with the scheme details. **Reasons:** 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.
4. 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. **Reasons;** To prevent stones and mud being carried onto the public highway to the detriment of road safety.

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, may 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 lhsstreetworks@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.