

Development Control
Ribbles Valley Borough Council

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

Your ref: 3/2021/0076
Our ref:
Date: 24th February 2021

Dear Sirs

Re: Planning Application 21/0076

Address: Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS

Description: Proposed demolition of 34 existing dwellings and the erection of 50 new dwellings with vehicular accesses, landscaping and other associated works.

With respect to this application we would not raise any objections to the principle of the application. However there are a number of concerns that will need to be addressed, in order for the application to receive our full support.

These concerns outlined below, can either be address prior to the determination of the application or by way of suitable condition, which can be addressed at a later date.

- The proposed visibility splays are 2.4m x 43m which is in accordance with Manual for Streets this is applicable for a 30mph speed limit. However the transport statement indicated that the 85 percentiles speed are 38 mph the visibility splays at all proposed access points should therefore be in excess of 2.4m x 59m. An LCC traffic count taken on the 24th – 31st May 2017 which give 85th percentile speeds of 42mph northbound and 38mph southbound should also be taken into consideration.

- The Design and Access Statement also states that the road way will be 4.8m wide, Lancashire's Residential Road Design Guide requires a carriageway of this nature to be 5.5m in width with 2m footways to either side
- A footway of 2m is required for the total frontage to Mitton Road widening to 2.4m at the Bell mouth junctions.
- All access from the roundabout at Calderstones Drive to the access for Parcel B will require suitable tactile paving to be laid.
- The access for plots 48-50 is too close to the roundabout with Calderstones Drive. It is not acceptable, an alternative access to these plots will be required.
- Similarly the access points to plots 22-25 and 28-31 are also considered to be too close to the junction with Mitton Road.
- The access to Parcel B is virtually opposite to an existing collection of industrial units, there is a grave concern that this will create a conflict of movements at this slightly staggered junction. Consideration to increasing the separation of these junctions should be made.
- There are concerns regarding the speed of traffic as it enters Whalley, this has also been expressed by a number of local residents. In order to reinforce the change in speed limits for some traffic calming measures to be under taken. Whilst no narrowing of the carriageway is expected items such as roundels painted on the road and other associated measures are expected.
- With regards to the dwellings as detailed in Manual for Street all single garages are required to measure 3m x 6m internally and all car parking spaces as driveways should measure 5m in length as a minimum. It would appear that Lancashire's Parking Standards have been met.
- A swept path analysis for the development should be provided to ensure that the refuse collections vehicles are able to make collections. Care should be taken to ensure that Ribble Valley Borough Council's requirements for refuse and recycling collection are taken into account, rather than South Ribble Borough council's which are referenced in the Design and Access Statement
- In order to support sustainable transport measures a number of local bus stops will require a raised platform and bus shelter in line with Lancashire County Councils policy will need to be provided
- It is expected that each dwelling shall have a charging point for an electric vehicle. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states :- charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.
- It is assumed that the highway with-in the Parcels A and B is to be adopted by way of a section 38 agreement, and that a Section 278 agreement will also be required. It is also apparent that this will include some alterations to the street lighting stock.

In order to progress the application we would look for further submissions showing how our concerns can be allayed.

Should you wish to support we would look for the follow conditions and notes to be added to the application

1. Scheme for site access/off-site highway mitigation works.

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 mitigation 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.

2. Highway works constructed prior to start of development.

No part of the development hereby approved shall be commenced until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

3. Electric vehicle charging points.

All garage facilities on off street parking shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

4. Highway works constructed prior to occupation.

No part of the development hereby approved shall be occupied or opened for trading until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

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.

No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: - In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk

All references to public highway include footway, carriageway and verge.

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 alterations to the existing highway as part of the new works may require changes to the existing street lighting at the developer's expense.
2. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section 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 location, district and relevant planning application reference number.
3. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact 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.