

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0731
Our ref D3.2021.0731
Date 1st September 2021

FAO John Macholc

Dear Sir/Madam

Application no: **3/2021/0731**

Address: **St James C of E Primary School Greenacre Street Clitheroe BB7 1ED**

Proposal: **Redevelopment of the existing educational facility including part demolition of the existing infant school to provide a standalone nursery facility, together with the remodelling of, and extension to, the existing junior school, and erection of a new infant block to the rear of the building, alongside additional car parking. Soft and hard landscaping treatment and vehicular access works off Greenacre Street.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the redevelopment of an existing primary school including a new vehicular access to provide additional parking and improving the existing vehicular access at St James Church Of England Primary School, Greenacre Street, Clitheroe.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA previously responded to the application on 11th August 2021, requesting the Applicant to submit further information regarding the proposed secondary access due to the proposal conflicting with a variety of existing street furniture and apparatus. As a result, the Applicant has submitted Cassidy + Ashton drawing number P01 Rev A titled "Proposed Site Plan," and so the revised plan is reviewed below.

Site Access

The LHA are aware that the site is accessed off Greenacre Street, which is an unclassified, one-way street subject to a 20mph speed limit.

The LHA have reviewed Cassidy + Ashton drawing number P01 Rev A titled "Proposed Site Plan," and understands that the site will have two accesses following the proposal.

The first access, which is currently the existing, will be widened from 3.2m to 4.2m. For a primary school access to comply with the LHAs guidance, the access is normally required to be a minimum of 6m wide.

However, in this case, as stated in the previous highway comments dated 11th August 2021, the LHA will accept the shortfall due to the access already being existing and the Applicant proposing to widen the access to make it safer and suitable for its use.

Furthermore, the LHA have reviewed the drawing and understands that the secondary access will be approximately 6.4m wide which complies with the LHAs guidance.

On the revised drawing, as the LHA suggested in the previous highway comments, the Agent has shown all of the street furniture and apparatus which could potentially conflict with the proposed access. The LHA have reviewed the drawing and understands that the "One-way" street sign will need to be relocated following the proposal due to the access conflicting with it.

The sign will need to be relocated next to the telegraph pole, should there being adequate space, to allow for vehicles exiting the Holmes Mill junction to clearly view and understand that Greenacre Street is a one-way street. Not only this but the sign is currently illuminated, powered by electricity and so the electricity supply will also need to be disconnected before the relocation. This will be at the expense of the Applicant and can be all agreed following the completion of the Section 278 agreement.

It is also noting that should the access conflict with any of the other street furniture then the Applicant will also be liable to the full cost of relocating them further along the street, if at all possible.

Internal Layout

The LHA have reviewed Cassidy + Ashton drawing number P01 Rev A titled "Proposed Site Plan" and understands the site will provide 26 car parking spaces for the proposal, including 2 disabled spaces. This complies with the Joint Lancashire Structure Plan which requires a Primary School to provide a car parking space per classroom or activity area. Therefore, the LHA have no further comments to make.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Cassidy + Ashton drawing number P01 Rev A have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 25 metres have been provided to the right of both site accesses. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. No part of the development hereby permitted shall be occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2021).

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021)

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Cassidy + Ashton drawing number P01 Rev A. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Informatives

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.

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.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council