

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0731  
Our ref D3.2021.0731  
Date 11<sup>th</sup> August 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**

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application 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.

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#### **Phil Durnell**

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## **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 site currently has an access but following the proposal, as shown on Cassidy + Ashton drawing number P01 titled "Proposed Site Plan," the site will have two accesses to allow for the additional car parking at the site.

The existing access which will now provide 9 car parking spaces rather than 16 as shown on Cassidy + Ashton drawing number E01 titled "Existing Site Plan," will also be widened from approximately 3.2m to 4.2m as shown on the drawing titled "Proposed Site Plan."

While the existing access will not fully comply with the LHAs guidance which requires a school access to be a minimum distance of 6m wide, the LHA will accept the shortfall for the existing access in this case. This is because the access has served the school for a number of years without incident and the Applicant is now proposing to widen the access to make it safer and suitable for its use.

Not only this but it is worth noting that following the addition of a secondary access which will relocate and create additional car parking spaces at the site, it is likely that less vehicles will be using the existing access. This is because 7 car parking spaces will be relocated from the existing car parking area to the additional area at the secondary access. Therefore, due to there being a reduction in car parking spaces at the existing access the LHA will accept the shortfall.

The LHA have also reviewed the proposed secondary access which is shown on Cassidy + Ashton drawing number P01 titled "Proposed Site Plan" and understands that the site will be located further along Greenacre Street replacing the existing pedestrian gate.

The LHA have measured the proposed access and understands that the access will be approximately 5m wide. However, this does not comply with the LHAs guidance which requires a school access to be a minimum of 6m wide. Therefore, the LHA request the Applicant to submit a revised scaled drawing showing the proposed access complies with the LHAs guidance.

Furthermore, the LHA are concerned, that the proposed access will conflict with street furniture including a streetlight, a traffic sign, a gully, telegraph pole, service chamber and service apparatus. Therefore, the LHA advise the Applicant that should the access conflict with any of these then the Applicant will be liable to the full cost of relocating them further along the street.

The LHA as a result, advise the Applicant, to show the street furniture on a revised plan along with the access amendments, to ensure that the proposed access will not conflict with the street furniture.

## **Highway Safety**

There have been two recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs and the proposal will not intensify the use of the site.

## **Internal Layout**

The LHA have reviewed Cassidy + Ashton drawing number P01 titled "Proposed Site Plan" and understands the site will provide 26 car parking spaces for the proposal. 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 comments to make regarding the quantity of the spaces.

However, the LHA do require the site to provide a minimum of 2 disability spaces at the site to comply with the Joint Lancashire Structure Plan. Currently the site will only provide one disability space and so the LHA request the Applicant to submit a revised parking layout plan to show that the site will provide the minimum levels.

## **Conclusion**

Following the submission of further information as expressed above, the LHA will be in a better position to fully assess the application.

Yours faithfully

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