

Development Control
Ribble Valley Borough Council

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Your ref: 21.0731
Our ref: D3.21.0731
Date: 13th October 2023

App no: 21.0731

Address: St James C of E Primary School Greenacre Street Clitheroe

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

Further to our previous comments dated 1st September 2021, an amended site plan has been received, reference Cassidy + Ashton 'Proposed site plan' STJ-CAA-ZZ-ZZ-DR-A-1002 Rev P1 dated 3rd August 2023 and we would make the following comments.

Proposal

Clitheroe St. James' Church of England Primary School has the capacity to cater for 315 no. children between the ages 4 to 11 years old. Bowland Preschool provides early education for children aged 2 to 4 years old, with the capacity to accommodate 16 no. children.

The development proposed seeks to improve safeguarding at the school, by amalgamating the nursery and infant buildings on one area of the site, and the junior block to the other, which are separated by the weir as existing.

The proposals would not result in an increase of pupil numbers above the existing enrolment levels, nor require an increase in staffing.

Access

The site is currently accessed off Greenacre Street, which is an unclassified, one-way street subject to a 20mph speed limit.

The existing vehicle access will remain as existing at 3.2m wide and will serve a 13 space car park.

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A new access will be created on Greenacre Street, approximately 27m west of the existing access to serve a new car park with 7 car parking spaces. The proposed access width is approximately 3.5m wide which has likely been designed at a narrow width to avoid the street furniture which includes a street lighting column, a one-way traffic sign, two broadband cabinets and a telegraph pole.

There are existing dropped kerbs on Greenacre Street at the proposed access.

The visibility splays are achievable and lie within the adopted highway.

The proposed vehicle access will be of insufficient width to accommodate larger commercial vehicles such as the demolition and construction traffic, fire tender and goods delivery vehicles.

There is a small opportunity to widen the access between the existing street furniture however it is recommended that the new access is relocated north-westerly along Greenacre Street to ensure that a safe and suitable access is provided to the site for all vehicles which may require access to the site.

If the proposed access location is to remain then we would request that a swept path analysis is submitted to demonstrate that an emergency vehicle can access to site or that alternative agreed access arrangements are proposed. Regarding the construction vehicle access we would request a Construction Traffic Management Plan is submitted prior to commencement of development to address the concerns in this respect.

Internal Layout

The site currently has 19 car parking spaces.

The site will provide 20 car parking spaces for the proposal, including 2 disabled spaces, 2 electric vehicle charging points and a secure, covered cycle shelter for 10 no. bicycles.

The car parks provide adequate provision for turning to enable all vehicles to enter and exit onto Greenacre Street in forward gear, which is considered necessary.

The car parks are to be paved in a tarmacadam material which is considered acceptable and a condition for a surface water drainage scheme is requested to ensure that no surface water is deposited onto the highway from the car park and vice versa.

Conclusion

Lancashire County Council acting as the Highway Authority would request further information to support the new access arrangements on Greenacre Street in particular to support large vehicle movements.

Kelly Holt
Highway Development Control Engineer



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