

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0955
Our ref D3.2021.0955
Date 15th November 2021

FAO John Macholc

Dear Sir/Madam

Application no: **3/2021/0955**

Address: **Old Sawley Grange Gisburn Rd Sawley BB7 4LQ**

Proposal: **Change of use of land from agricultural to proposed offices.**

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 an application for the prior notification under Class Q (a) and (b) for the conversion of the existing agricultural building to form 3 new dwellings at the Old Sawley Grange, Gisburn Road, Sawley.

The LHA are aware of the recent planning history at the site with them all being listed below:

3/2021/0954- Prior notification under class Q (a) and (b) for the conversion of the existing agricultural building to form 3 new dwellings. Ongoing.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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3/2019/0434- Demolition of two agricultural outbuildings and replacement with a new office building including alterations to an existing listed building. Permitted-14/10/2019.

3/2017/0968- Demolition of redundant farm building and conversion of farm building adjoining existing offices to create additional office space. Construction of car park with landscaping works new sewage treatment plant and soakaway. Permitted-31/01/2018.

Site Access

The LHA understands that the site will continue to use the existing access directly off Gisburn Road which is an A classified road subject to a 60mph speed limit.

The LHA understands that the site access was approved under application reference 3/2019/0434 to serve the office building and agricultural outbuildings, as well as there being plans to serve the 3 dwellings under application reference 3/2021/0954. Therefore, with the site access already being existing and approved to serve the multi-use purpose site, the LHA have no objection to the use of the access.

Highway Safety

There have been three 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.

Internal Layout

The LHA have reviewed LARK drawing number 102 titled "Proposed Site Plan" and understands that 26 car parking spaces will be provided for the 580sqm internal floor area of the proposed offices. This complies with the parking standards as defined in the Joint Lancashire Structure Plan and so have no further comments to make regarding parking.

Public Footpath 3-39-FP18

The LHA are aware that Public Footpath 3-39-FP18 goes through the site and conflicts with the proposed office building. However, the LHA are aware that application reference 3/2019/0434 which was also for a proposed office block also conflicted with the Public Footpath. Therefore, due to this reason the LHA are unable to object against the building obstructing the Public Footpath and instead will have to place suitable conditions on the application, as seen below.

Conditions

1. 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.

2. The granting of planning permission does not authorise any stopping up; closure; obstruction or diversion of a Public Right of Way, without the appropriate order.

REASON: To protect existing Public Right of Way users and to maintain the operation and safety of the local Public Right of Way and to minimise the impact of the construction works on the Public Right of Way.

3. Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.

REASON: to ensure the Public Right of Way is safe and available during the period of construction in the interests of protecting and enhancing Public Rights of Way and access.

4. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on LARK drawing number 102 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).

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with LARK drawing number 102. 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 does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- Any damage caused to the surface of the Public Right of Way, which is directly attributable to the works associated with the development, will be the

responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council