

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/1098
Our ref D3.2021.1098
Date 9th December 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1098**

Address: **Pimlico House Gisburn Road Gisburn BB7 4ES**

Proposal: **Proposed erection of a Class B2 (light industrial) building on former coach depot. Build of random stone height 1200mm with green metal sheet cladding above and green metal sheet roofing with roof lights. Resubmission of application 3/2021/0857.**

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 erection of a Class B2 (light industrial) building on a former coach depot at Pimlico House, Gisburn Road, Gisburn.

The LHA are aware that the application is a resubmission of application reference 3/2021/0857 which was refused by the Local Planning Authority (LPA) on 21st October 2021.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

Site Access

The LHA understands that the site will utilise an existing access off Mill Lane which is a C classified road subject to a 60mph speed limit.

The access will continue to serve Pimlico Barn as well as the proposal should the application be permitted.

The LHA have reviewed the supporting documents and are aware that the access which the LHA approved under application reference 3/2021/0857, will remain unaltered following the proposal. Therefore, the LHA have no comments to make.

Internal Layout

While the LHA are aware that a parking layout of the site has not been submitted by the Applicant to submit this application, the LHA are aware that there is adequate space on site to provide a minimum of 3 car parking spaces, as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

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

Yours faithfully

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