

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1237
Our ref D3.2021.1237
Date 24th February 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1237**

Address: **Chatburn CE Primary School Sawley Road Chatburn BB7 4AS**

Proposal: **Proposed first floor extension over an existing single storey classroom**

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

The Local Highway Authority (LHA) are in receipt of an application for the proposed first floor extension at Chatburn CE Primary School, Sawley Road, Chatburn.

The LHA are aware that the site will continue to use the existing access for the parking arrangements at the site, which is located off Sawley Road, a C classified road subject to a 30mph speed limit. The LHA are aware that the site shares its car park with the adjacent library.

The LHA have reviewed the supporting documents and understands that the proposal will create one additional classroom for the Primary School. Therefore,

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while the application has failed to provide the LHA with a parking plan of the site, showing the number of spaces provided, the LHA will not object to the proposal.

This is because, as defined in the parking standards found in the Joint Lancashire Structure Plan, the LHA would only require one additional car parking space to be provided. Therefore, even if the site is unable to provide the additional space, the LHA would accept the shortfall in any case and so have no objection to the proposal.

The LHA will however, place a condition on the application regarding the Construction Management Plan. This is because, as shown on LeaHough drawing number BS.21-197/05 titled "Proposed Site Plan," the proposal is aiming to provide a temporary site compound to erect the side extension.

The LHA inform the Applicant that the access to the area is served by a Public Footpath with the path reference 3-11-FP5. Therefore, the LHAs Public Right of Way team will have to be consulted before works can begin with the proposed site compound conflicting with the PROW. As a result, a temporary diversion order may be required.

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.

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.

Yours faithfully

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