

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0136
Our ref D3.2022.0136
Date 5th April 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0136**

Address: **Former garages Back Brennand Street Clitheroe BB7 2HB**

Proposal: **Internal remodelling, replacement roof, limited demolition and extension to create two one bedroom apartments on the ground and first floor.**

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 a re-consultation for the conversion of a garage to create two one bed apartments on the ground and first floor at the former garages, Back Brennand Street, Clitheroe.

The LHA previously responded to the application on 31st March 2022, requesting further information regarding the dimensions of the car parking spaces.

The Agent has now submitted a revised plan which is provided by Stanton Andrews drawing number PL1 Rev B titled "Proposed Site Plan" and will be reviewed below.

Site Access/ Internal Layout

The LHA are aware that the site will continue to be accessed off Back Brennand Street which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed Stanton Andrews drawing number PL1 Rev B titled "Proposed Site Plan" and are aware that the site will provide 2 car parking spaces for the 2x one bed apartments which complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA have reviewed the dimensions of the spaces which now measure 5.8m wide and 4.8m in length for the 2 car parking spaces provided. The LHA welcome the increase in width of the car parking spaces, with them being bound on both sides by an existing wall and so now there is adequate space for them to be usable. Therefore, as a result, 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.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Stanton Andrews drawing number PL1 Rev B. 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).

Yours faithfully



Highway Development Control
Highways and Transport
Lancashire County Council