

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0231
Our ref D3.2022.0231
Date 14th April 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0231**

Address: **Shireburn House Shireburn Caravan Park Edisford Road
Waddington BB7 3LB**

Proposal: **Conversion of part of the existing building into two additional residential letting rooms.**

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 conversion of part of an existing building into two additional residential letting rooms at Shireburn House, Shireburn Caravan Park, Edisford Road, Waddington.

The LHA are aware that the site is an established caravan park which already has 105 residential units and there is a recent planning application, under application reference 3/2022/0026, which is currently ongoing, to increase the caravan park by a further 3 units.

However, the building in question for the proposal, as stated in the Planning Statement is the large brick-built structure which is located in the centre of the park.

The building is used for 5 residential units and there is bar area for the residents at the site.

Site Access

The LHA have reviewed the supporting documents and understands that the site will continue to be accessed off Edisford Road which is an unclassified road subject to a 30mph speed limit.

The LHA are aware that the access to the site which is existing will remain unaltered following the proposal. Therefore, the LHA have no comments to make regarding the access with it already being existing and complying with the LHAs guidance for the scale of development.

Highway Safety

There have been one 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 are aware that the proposed 2 residential units will provide one bed each. For the residential units to comply with the parking guidance found in the Joint Lancashire Structure Plan, the LHA require 1 car parking space per unit to be provided.

Usually, the LHA would condition a parking plan to ensure that the site has the adequate parking facilities. However, given that the site is accessed via a private, access track from the public highway, parking at the site is a private management concern and will not impact on the public highway. Therefore, the LHA will not condition this and so have no objection to the proposal.

Despite this, the LHA will condition that secure cycle facilities are provided at the site for the two residential units.

Off-site implications

The LHA are aware that construction traffic associated with the development is likely to enter the site via Edisford Bridge. Therefore, the LHA will place suitable conditions on the application to ensure that all measures are in place to protect the highway bridge during construction movements.

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.

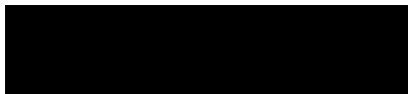
2. No construction shall take place until a detailed timetable showing the dates and times of the delivery, and an assessment of the routes the deliveries will take, is submitted to the Local Planning Authority, in consultation with the Local Highway Authority.

REASON: In the interest of highway safety.

3. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage facility plan for the residential units has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours faithfully



Highway Development Control
Highways and Transport
Lancashire County Council