

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0153
Our ref: D3.2023.0153
Date: 17th August 2023

FAO Lyndsey Hayes/ Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0153**

Address: **Old Row Whalley Road Barrow BB7 9AZ**

Proposal: **Proposed erection of a 66 bed care home (use class C2) for elderly people with associated parking, access, landscaping and associated ground works, alongside the erection of 3 dwellings following the demolition of nos. 23-25 Old Row.**

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 a re-consultation for the erection of a 66-bed care home (use class C2) for elderly people with associated parking, access, landscaping and associated ground works, alongside the erection of 3 dwellings following the demolition of numbers 23-25 Old Row, Whalley Road, Barrow.

The LHA previously responded to the application on 9th May 2023 and 14th July 2023 advising approval subject to conditions. Since then, an amended plan has been submitted, which is shown on LNT Construction drawing number BB7- 9AZ-A-03.1.D titled "66 Bed 2-Storey Care Home Site Plan (Large)- Rev D."



The LHA have reviewed LNT Construction drawing number BB7- 9AZ-A-03.1.D titled "66 Bed 2-Storey Care Home Site Plan (Large)- Rev D and are aware that the proposed three dwellings have been realigned matching the alignment of the existing terraced housing adjacent to the site along Whalley Road. This will not alter the access arrangements, which the LHA had no objection to following the previous highway comments dated 9th May 2023 and 14th July 2023.

Alike the site access arrangements, the internal layout at the site will remain as previously reviewed during the highway comments which were sent on 9th May 2023 and 14th July 2023, which the LHA had no objection to. The only change to the internal layout is the continuation of a footway at the southern boundary of the site which is extended from the Play Area to the edge of the red line boundary at the site. The LHA welcome this extension to the footway with the footway potentially connecting to a proposed commercial site which is located in the adjacent field to the rear of the site, with a live application being submitted for outline permission (3/2022/0781) as detailed during the first highway consultation. The outline application has proposed to divert Public Footpath FP0347001 to their southern boundary. Therefore, should the commercial site come to fruition should the outline application be permitted along with the subsequent reserved matters application and is eventually constructed, the public could use the proposed link as shown on the drawing to access the diverted Public Footpath.

Therefore, with the principle and the details of the application already being accepted by the LHA as shown in the previous highway comments dated 9th May 2023 and 14th July 2023, and the alterations to the proposal not leading to changes to the site access or the internal layout except the extension to the existing footway which serves the Play Area, the LHA advise the Local Planning Authority to consider the previous highway comments dated 9th May 2023 and 14th July 2023 when considering this application. With the LHA having no objection subject to conditions.

For ease, the LHA have copied the same conditions as previously requested during the previous consultation and comments.

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 part of the development hereby permitted shall be occupied until such time as the access arrangements shown on LNT Construction drawing number BB7- 9AZ-A-03.1.D 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).

3 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation which shall include and not be limited to:

- A kerb buildout provided adjacent to number 1 Cockerill Terrace and then a dropped crossing is provided directly across the adopted carriageway.



- A scheme of traffic calming measures including an enhanced gateway treatment at the 30/40mph speed limit to the north of the site and school, including a carriageway width restriction, enhanced signage and road markings.
- Review of traffic regulation orders on Whalley Road in the vicinity of the site access.

Details of these works needs to submitted, and approved by, the Local Planning Authority in consultation with the Highway Authority. The works can be completed prior to first occupation of the site.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

4. No part of the development hereby approved shall be occupied or opened for trading until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

5. Within 6 months of occupation the submitted Interim Travel Plan should be developed into a Full Travel Plan containing the details listed below and be submitted to, and approved in writing by, the Local Planning Authority. The provisions of the Full Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

The Full Travel Plan when developed needs to include the following as a minimum:

- Contact details of Travel Plan coordinator
- Travel survey results
- Details of cycling, pedestrian and public transport links to and within the site
- Details of the provision of cycle parking
- SMART Targets
- Action plan of measures to be introduced and appropriate funding
- Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years.

REASON: To ensure that the development provides sustainable transport options

6. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with LNT Construction drawing number BB7- 9AZ-A-03.1.D. 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).



7. No building or use hereby permitted shall be occupied or the use commenced until the motorcycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of motorcycles only at all times.

REASON: To ensure the provision and availability of adequate motorcycle parking and to allow for the effective use of the parking areas.

8. No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

9. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

10. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage 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.

Informatives

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278 and Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developers@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

Yours faithfully

Ryan Derbyshire



Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

