

Nicola Gunn

From: Planning
Subject: FW: The Old Printworks, Back York Street, Clitheroe
Attachments: Clitheroe Exsting Elevations Showing all Scaffolding .pdf; D37054ED-52EA-4B80-ADC7-5A628B911057.pdf

From:
Sent: Sunday, May 26, 2024 6:32 PM
To: Kathryn Hughes <
Subject: The Old Printworks, Back York Street, Clitheroe

External Email

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Good day, Kathryn,

I hope you have had a good Bank Holiday weekend.

Thank you for your email requesting further information for LCC Highways.

I would be grateful if you would accept the following as additional information to be added to the Demolition and Construction Method Management Plan. I have itemised LCC Highways' queries, and responded in italics beneath each query.

If it would be helpful for me to come over to discuss it all, please do let me know. My telephone number is

Kind regards,
Ken Robinson

1. The LHA require a Compound plan showing the areas which will be used to store deliveries and waste material. The compound plan should include the area behind 8A and properties on York St and the Grand Car park with the document stating that an agreement has been put in place to use both areas to store waste materials and deliveries and to use the Grand car park as a turning facility for delivery vehicles.

The main demolition will be undertaken by hand. Materials will then be stored on the ground floor of the remaining building. This will act as the compound. The materials will be palletised, loaded onto small pickups and then transported to tip. Therefore, there will be no need to use the area behind 8A and properties on York Street or the Grand Car park to store waste materials and deliveries, or to use the Grand car park as a turning facility.

2. Since the Grand car park will be used during construction, details need to be submitted how the Developers will access the car park. This is because there is a barrier in place which prevents any unauthorised access.

Agreement has been obtained from the owners of the Grand car park and the owners of 8A to store small amounts of materials and for temporary parking of visitors' vehicles. The access to the Grand car park is via a key pad. The client has been given the code so that the car park can be accessed at any time.

3. A swept path drawing is required showing the largest delivery vehicle which is expected to access the site during the construction phase. The LHA require this to ensure that the largest delivery vehicle expected on site can access the site safely, with the width of Back of York Street being constrained even without scaffolding and hoardings being in place. The LHA under no circumstances, are able to accept any loading from York Street. Therefore, a note is required from the Developer stating that no loading will occur from York Street and that all contractors and suppliers will be notified of the constrained nature of Back of York Street before any deliveries occur. This way contractors and suppliers can use suitably sized delivery vehicles for the site.

Because of the tightness of the site access, no large delivery vehicles will be allowed to visit. Small pickup trucks will be used to deliver materials on a daily basis. These will be the largest vehicles to access the site during the construction phase. Therefore no swept path drawing is required. The Developer guarantees that no loading will occur from York Street, and that all contractors and suppliers will be notified of the constrained nature of Back York Street, and that only vehicles to a maximum size of a small pickup can be used.

4. Scaffolding and site hoarding drawing is required detailing the width of Back of York of Street when scaffolding and hoardings are in place. A timetable of how long scaffolding and hoardings will be in place for also needs to be submitted.

A scaffolding plan is provided - please see below.

5. A construction signage plan warning pedestrians and vehicles of construction works needs to be submitted. Signs should be implemented on the Grand car park where the sites designated area is located and at the junction between Back of York Street/ York Street.

Construction signage is shown on the site plan attached.

6. Further details need to be submitted regarding the type of any potential off-site fabrication which is likely to occur and the type of vehicles which will transport these works to the site.

There will be no off site fabrication, so no vehicles will be needed for this purpose.

7. A plan is required showing the proposed road closure along Back of York Street. The LHA inform the Developer that the LHAs Streetworks team need to be notified 12 weeks prior to any potential road closures and the Developers will need to obtain a Scaffolding licence from the team prior to any works commencing.

No road closures are anticipated to be needed. The scaffolding will be fixed on the 300mm existing hard margin around the building. This will therefore not affect any traffic movements. The lowest section of the scaffolding will be covered with protective yellow foam material, so as to alert pedestrians to the scaffolding and to protect them from it.

A scaffolding licence will be applied for prior to erection.