

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0488
Our ref: D3.2023.0488
Date: 18th January 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0488**

Address: **The Old Printworks 4a and 6a Back York Street Clitheroe BB7 1LT**

Proposal: **Change of use to three dwellings including demolition and rebuild of brick extension to create three storeys.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to support the application as presented.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on an application for the proposed change of use of a former industrial building to form three dwellings including the demolition and rebuild of brick extension at The Old Printworks, 4a and 6a Back York Street, Clitheroe.

The LHA previously response to the application on 23rd August 2023 requesting further information regarding the construction phase of the development given the constraints to Back York Street and the proximity to neighbouring properties, institutions, and car parks.



Since then, the Agent has submitted a Demolition and Construction Management Plan and a revised Planning Statement. These documents will be reviewed below.

Site Access/ Internal Layout

The LHA are aware that the site will continue to be accessed off Back York Street which is an unclassified road subject to a 20mph speed limit. Back York Street currently serves the site, a few residential dwellings, Kingdom Hall of Jehovah's Witnesses and a car park which is owned by The Grand. The adopted highway connects to York Street, which is a one-way, B classified road subject to a 20mph speed limit.

The LHA, as already mentioned in the previous comments dated 23rd August 2023, have no objection to the principle of the development with the LHA being able to accept the shortfall in parking at the site. This is due to the site being located in a sustainable location in the centre of Clitheroe.

However, due to the shortfall in parking, the LHA will request that a minimum of one cycle space per flat is provided. These facilities should therefore be shown on a revised plan.

Construction Phase

The LHA have reviewed the Demolition and Construction Management Plan and still require further information regarding the construction phase of the development. This is because the LHA are concerned about the constrained nature of Back York Street with only one-way movements being able to occur in normal conditions. Constraining the width of Back York Street further during construction could cause vehicular and pedestrian access to be compromised to neighbouring properties, Kingdom Hall of Jehovah's Witnesses and a car park which is owned by The Grand for the full 40 weeks of the development works. Therefore, the LHA require the following information before commenting further.

The Agent has stated within the Demolition and Construction Management Plan, that a temporary road closure of Back York Street will be needed for the first 6 weeks as part of the building being demolished and rebuilt. However, the LHA are concerned that vehicles and pedestrians for this period of time will be unable to access the Grand Car Park, Kingdom Hall of Jehovah's Witnesses and neighbouring dwellings given that there isn't an alternate route to these amenities/ dwellings. Therefore, the LHA require further details to be submitted regarding the following:

- What provisions would be put in place for vehicular access to the Grand Car Park and residents of neighbouring properties? If access can't be maintained, what will be provided as an alternative ie allocated parking at a close by location?
- Pedestrian access to Kingdom Hall of Jehovah's Witnesses and neighbouring dwellings still required following any temporary road closure. How will this be achieved?
- Emergency access for emergency vehicles still required. How will this be achieved following the temporary road closure?



The LHA also require a scaled drawing and an amended Demolition and Construction Management Plan to be submitted. The LHA require the following details:

- Where will the proposed hoardings, scaffolding and skips be located and for how long will they be at the site? How will access to neighbouring dwellings, the Grand car park and Kingdom Hall of Jehovah's Witnesses be maintained for pedestrians, vehicles and emergency vehicles while these items will be at the site?
- Swept path drawing of the largest delivery vehicle servicing the site during the construction phase. The LHA are unable to support any reversing movements of large vehicles on or at Back York Street.
- Where will the telehandler be stored when it's not in operation? How will it get to and from the site?
- What measures will be put in place to protect pedestrians and vehicles during the construction phase of the development? The LHA are unable to accept a subcontractor being located on Back York Street, adjacent to Kingdom Hall checking for any movement of pedestrians from either Albion Street or York Street to ensure their safety in case of falling debris. Instead, the site needs to be adequately protected to prevent this from happening.

Conclusion

The LHA require further information regarding the construction phase of the development. The LHA inform the Agent and Applicant that this information is important not only for determining the outcome of this planning application but also when applying for a Streetworks permit, should this application be permitted.

Yours faithfully

Ryan Derbyshire
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Highway Development Control
Highways and Transport
Lancashire County Council

