

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0488
Our ref: D3.2023.0488
Date: 6th June 2024

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

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) have been re-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 responded to the application on 18th January 2024 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 and following numerous discussions with the LHA, the following information has been submitted which will be reviewed below:

- Demolition and Construction Method Management Statement dated 24th April 2024.
- Drawing titled Part of Construction Management Plan dated 28th May 2024.
- Email sent to the Local Planning Authority dated 26th May 2024 titled "Further Information for Highways."
- Dales Design drawing titled "Existing Elevations Showing Demolition Scaffolding" dated 28th May 2024.
- Dales Design drawing titled "Proposed Floor Plans."

Site Access/ Internal Layout

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, 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.

The LHA also welcome as shown on Dales Design drawing titled "Proposed Floor Plans" cycle storage facilities for the occupants being provided following the shortfall in parking. The LHA will condition this and will request that each flat has access to a minimum of one cycle space.

Construction Phase

The LHA have reviewed the various information which has been submitted to support the construction phase of the development which is welcomed and at this stage in the planning process, the LHA have no objection to the application. This is subject to a Construction Management Plan being submitted prior to commencement.

The LHA advise strongly that a site meeting is scheduled between the LHA, the LHAs Streetworks team and the contractors to discuss the construction phase prior to the discharge of the pre-commencement condition. This way the LHA can assess whether a road closure is required along Back York Street whilst scaffolding and site hoardings are implemented, and further discussions can be had with the contractors regarding highway safety.

Conclusion

The LHA have no objection to the proposal subject to conditions, which will be listed below. The LHA reiterate, prior to the discharge of the pre-commencement condition that a site meeting between the LHA, the LHAs Streetworks team and the contractors take place to



discuss the construction phase of the development and to fully assess whether a road closure is required for highway safety reasons during this phase. Any agreements following this meeting then needs to be stated within the amended Construction Management Plan which then needs to be used to discharge the pre-commencement condition.

The Applicant/ Agent/ Contractors can contact the LHA at developeras@lancashire.gov.uk to organise the site meeting.

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 development shall commence until details of covered and secure cycle storage facilities have been submitted to, and approved in writing by, the local planning authority. Secure covered cycle parking should be provided at a level of:

- 3 cycle parking spaces.

Details should accord with Lancashire County Council parking standards with the scheme being implemented in accordance with approved details before first occupation / use of the development with the facilities being retained at all times thereafter.

REASON: To encourage sustainable transport modes.

Informatives

The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

