



DUCHY *of* LANCASTER

**SERVICE MANAGEMENT PLAN
for
ROOT FARM BUILDINGS
as requested by Condition 16 of
RIBBLE VALLEY BOROUGH COUNCIL PLANNING APPLICATION : 3/2021/0952**

This document has been prepared to provide details for the means of servicing, times of delivery, how and what type of vehicles are likely to need access for servicing the new commercial units at root Farm Buildings as requested under Condition 16 (extract below for ease).

Condition 16 : Before the development hereby permitted commences at the site, a Service Management Plan (SMP) regarding the commercial units shall be submitted and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority. The Service Management Plan (SMP) shall describe the means of servicing and times of deliveries and means provision for servicing/ delivery vehicles. The SMP should identify exactly how and what types of vehicles are anticipated for the commercial uses and their delivery times should also be detailed to demonstrate that the proposed system would work. Any measures described in the SMP shall be implemented for the duration of the sites use.

Means of Servicing

The proposed widened bell mouth access to the highway and new passing place allows safe passage of vehicles along the access track in and out of the site for deliveries and to service all units in the farm building complex. Vehicles will be able to enter and leave the site in a forward direction.

Root Work Units.

The following options are available for deliveries and servicing to the Root Farm Work Units in the single storey L-shaped Building:

- Sufficient parking places (in the main car parking area and additional parking to the rear of the units) to allow delivery and servicing vehicles to stop and park
- sufficient space at the 'site entrance' for delivery vehicles to temporarily draw up and deliver to the work units
- should access be required for the delivery of heavier items or for example for fit out purposes to the units then vehicles can be given access to the inner courtyard area (between 7:30 and 8:30am and 5pm to 6pm Monday to Friday or 9am to 5pm on Saturday) to provide access to the units to the north east section of the L-shaped buildings. For the units to the south part

of the L-shaped buildings, access can be provided for delivery of heavier items through the opening doors of the units on the southern elevation close to the additional car parking area

- cleaning supplies and materials (for cleaning of communal areas) can be brought in through the southern door to the toilet area (close to the rear car park) to the proposed cleaners cupboard
- kitchen supplies and materials can be brought in through the southern door to the toilet area to the proposed cleaners cupboard.

Root Workshops (larger industrial units)

The following options are available for deliveries and servicing to the Root Workshops (ie the larger industrial type units)

- Sufficient parking places (in the main car parking area and additional parking to the rear of the units) allow delivery and servicing vehicles to stop and park
- sufficient space for delivery/service vehicles to pull up on the aprons outside the roller shutter doors to each unit for temporary loading and unloading
- the option of driving into each unit facilitates internal delivery and servicing.

Times of Delivery and Servicing of the Units

Deliveries to all units to be between 8:30am and 6pm Monday to Friday, 9am to 5pm on Saturday and no deliveries on Sundays or Bank Holidays.

Cleaning of all units to take place out of normal working hours between 7:30 and 9am and 5pm to 6pm Monday to Friday or 9am to 5pm on Saturday. No cleaning on Sundays or Bank holidays unless in the event of an emergency.

Maintenance and servicing of the buildings to take place during normal working hours 8:00am to 6pm Monday to Friday. If, for health and safety reasons, this is not possible then Saturday between 9am and 5pm or any other time in the event of an emergency.

How and what types of vehicles are anticipated for commercial use

Please bear in mind that public road access (small windy and at times single track lanes) to Dunsop Bridge are not conducive to the use of large, long and heavy vehicles. Having said that, please bear in mind this is a former farm and machinery such as large tractors and long trailers frequently accessed the buildings from the local farms that used the buildings over the years. Whilst it cannot be guaranteed, the following vehicles are anticipated.

- vehicles no bigger than the Local Authority bin lorry
- cars, vans and LGV's are anticipated

- frequent use of cars and bicycles on a daily basis
- frequent use of standard length delivery vans are likely to be the norm with long and extra long wheel based vans on a more infrequent basis
- infrequent use of LGV's
- use of HGV's is not anticipated