

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0333
Our ref: D3.2024.0333
Date: 3rd June 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0333**

Address: **6 Railway View Road Clitheroe BB7 2HE**

Proposal: **Proposed dormer to rear, new ramped pedestrian access with handrail to front and alterations to front door.**

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 consulted on an application for the proposed dormer to rear, new ramped pedestrian access with handrail to front and alterations to front door at 6 Railway View Road, Clitheroe. The site is an existing Health Centre, managed by The Castle Medical Group.

Site Access/ Internal Layout

The site is located off Railway View Road which is a one-way, unclassified road subject to a 20mph speed limit.



The LHA have reviewed SPA drawing number 6670-BR01D titled "Building Regs- Plans and Elevations" and note that the number of consultancy rooms will increase from 2 to 8. For the site to fully comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, the LHA require the site to provide 32 car parking spaces. However, the site is unable to provide any.

Despite this, the LHA will accept any shortfall in parking at the site. This is because the site is located in a sustainable location in the centre of Clitheroe where patients and staff members can take advantage of the various bus and train services which occur at regular intervals throughout the day, with the public transport interchange for Clitheroe being located approximately 180m away.

Should patients or staff members drive to the site, vehicles are allowed to be parked on-street where there are no Traffic Regulation Orders and when on-street parking capacity allows. There are also numerous public car parks located within the vicinity of the site with the closest one being located approximately 96m away from the site. Therefore, for these reasons and the facility mainly being for local residents who live within the vicinity of the site, the LHA are happy to accept any shortfall in parking.

The LHA will condition that a Construction Management Plan is provided prior to commencement, showing how the streetlight which is located adjacent to the boundary wall will be protected during the construction of the ramped access. Should the Applicant or Developer need to relocate the streetlight to undertake these works the LHA require them to contact the LHAs Streetlighting team before any works begin. Please see the informative below.

The LHA will also condition that a suitable drainage strategy is provided following the proposal, with the LHA being concerned that any surface water from the ramped access may drain onto the adopted highway. To prevent this the LHA advise that an aco drain is provided along the site frontage to collect the surface water before it enters the adopted highway.

Conclusion

The LHA have no objection subject to conditions.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.



2. The surface water from the approved access shall be collected within the site and drained to a suitable internal outfall.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway

Informative

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.

Should the streetlight need to be relocated as part of the works, the developer needs to contact the LHAs Street Lighting team at lhscustomerservice@lancashire.gov.uk, detailing the application and the location of the site. The Developer will be liable for the full cost of the relocation.

Yours faithfully

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

