

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 24.0990
Our ref: D3.24.0990
Date: 6th January 2024

App no: 24.0990

Address: Barrowbridge House Club Street Barrow BB7 9AY

Proposal: Technical details following permission in principle application (3/2023/0989) for residential development comprising 4 dwellings.

The submitted documents and plans have been reviewed and the following comments are made.

History

2023/0989 - Permission in principle application for residential development comprising 4 dwellings. Approved.

Proposal

The application proposes to demolish existing commercial buildings and construct 4 x 3 bedroom dwellings with garages.

Access

The principle of development at the site has already been established by the previous commercial development and approved for residential use by the 'Permission in Principle' application 23/0989.

The site is a former commercial yard and has an existing access on Club Street which is off Whalley Road. Club Street is privately maintained.

There are dropped kerbed crossings with tactile paving on Whalley Road across the Club Street junction.

On-street car parking on Whalley Road close to the junction of Club Street obstructs to viewline for drivers emerging at the junction of Club Street and is likely to raise a highway safety concern. We would request that a traffic regulation order is pursued to prevent parking close to the junction to reduce the conflict between highway users on Whalley Road and Club Street. These works will be pursued and delivered under a S278 agreement with Lancashire County Council. Existing neighbouring residents

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



will be consulted by Lancashire County Council under a separate process before any new parking restrictions are implemented and they will have the opportunity to raise any concerns or support as part of this process.

Sustainable travel

We would request that the nearest northbound bus stop is upgraded to provide a quality bus stop standard facility with bus shelter. This will support sustainable travel for all users from the site. These works will be delivered under a S278 agreement with Lancashire County Council.

The southbound bus stop is already to the current standard.

Internal layout

Lancashire County Council will not formally adopt the estate road and associated infrastructure therefore a private management company will need to be established and details will need to be submitted for approval.

A swept path analysis for a refuse, delivery and/or emergency vehicle, whichever is the largest expected should be submitted to ensure that large vehicles can enter and exit Whalley Road in forward gear. The submitted layout appears unsuitable to accommodate an 11m long refuse vehicle however the applicant should contact Ribble Valley Waste Team to confirm if they will enter the site to collect waste or if it will be collected from an alternative location. In either case additional information is requested to be submitted before the decision. The maximum distances of 30m for residents to move their waste receptacles and 25m for operatives to collect waste should be designed into the scheme.

Receptacles should not be stored on Whalley Road as this will likely hinder the passing of pedestrians along the footway and viewline for drivers emerging from Club Street.

The surface water is proposed to be discharged into a watercourse to the west of the site via an existing connection. The developer should ensure that they have the necessary consents from Lancashire County Council Flood Risk Team.

Parking

Each 3 bedroom dwelling will require 2 off-street car parking spaces and secure cycle parking.

Plots 1 and 2 have attached garages measuring 4.2m by 6.2m internally which counts as a car parking space and secure cycle parking (3m by 6m). They also have 2 additional driveway spaces each.

Plots 3 and 4 have detached single garages measuring 4m by 6.4m internally which is sufficient to count as a car parking space and secure cycle parking (3m by 6m). The distance between the garages and the access road is 4.8m long which will likely result in an overhang of the vehicle onto the access road and should be extended to 6m, or 5.5m if a roller shutter door is fitted to the garage, rather than up and over.



Conclusion

Lancashire County Council acting as the Highway Authority would request further information relating to the refuse collection and a swept path analysis for the largest service/emergency vehicle. An amendment to the garage layout at plots 3 and 4 is requested.

Should the application be approved the following conditions are requested.

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Within 3 months of commencement a scheme for the off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling.
 - a. Upgrade of northbound bus stop on Whalley Road to quality bus stop standard with bus shelter.
 - b. Pursue a traffic regulation order for junction protection parking restrictions at Whalley Road/Club Street junction.

Reason: To mitigate the impact of the development traffic on the highway network.

3. Within 3 months of commencement details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established. Reason: To ensure that the infrastructure is maintained in the future.
4. Within 3 months of commencement full engineering, drainage, street lighting and constructional details of the internal estate roads have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless



otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the infrastructure is constructed to a suitable standard.

5. The internal estate roads shall be constructed in accordance with the approved engineering details and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the infrastructure is completed in a timely manner.
6. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied. Reason: To ensure adequate parking provision is provided.

Informative note

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

