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Your ref: 3/2025/0262
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Date: 28 April 2025

Location: Pack Horse Garage Mellor Brow Mellor BB2 7PL
Proposal: Proposed five new dwellings on site of former Pack Horse Garage.
Grid Ref: 364160 431150

Dear Stephen Kilmartin

With regard to your consultation letter dated 7 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

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 provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on an application for the proposed erection of five dwellings on the site of the former Pack Horse Garage, Mellor together with associated parking, landscaping and link bridge.

The LHA are aware of the planning history associated with the site and the applications are listed below:

3/2023/0936 - Proposed five new dwellings on site of former Pack Horse Garage together with associated parking, landscaping and link bridge. Withdrawn.

3/2022/0481- Proposed five new dwellings on site of former Pack Horse Garage. Refused.

3/2013/0306- Application for the renewal of planning permission 3/2010/0180P, for the demolition of existing commercial premises/site clearance and erection of 9no. apartments

Continued...

plus access improvement and re-aligned stream to open culvert. (Amendment of permission 3/2002/0627P). Permitted.

3/2010/0180- Renewal of 3/2007/0136/P for demolition of existing commercial premises/site clearance and erection of 9no. apartments plus access improvements and realigned stream to open culvert (amendment of permission 3/2002/0627P). Permitted.

3/2007/0136- Demolition of existing commercial premises/site clearance and erection of 9no apartments plus access improvements and realigned stream to open culvert (amendment of permission 3/2002/0627P). Permitted.

3/2002/0627- Demolition of existing commercial premises and erection of 9no apartments on cleared site of premises/car park. Permitted.

The LHA are also aware that within the site internally, there have been two other residential developments. These developments refer to application reference 3/2019/0190 which was approved by the Local Planning Authority (LPA) on 4th November 2019 for the demolition of Mill Cottage and the erection of 3 dwellings and application reference 3/2016/0092, which was approved by the LPA on 10th June 2016 for the erection of 3 dwellings.

Site Access

The site will continue to utilise an existing access located off Mellor Brow which is a C classified road subject to a 30mph speed limit. The access also currently serves 6 dwellings which were approved under application references 3/2019/0190 and 3/2016/0092, with improvements being made under a Section 278 agreement following the previous approved planning applications.

The LHA have reviewed drawing number 5766 002 titled "Proposed Site Plan- Packhorse Garage Site" and whilst the access is acceptable, the LHA will request that the proposed hedge and Tree 2 located adjacent to the retaining wall feature and Unit 1 is removed. This is because should the vegetation not be maintained regularly it will constrain the existing footway as well as provide obstructions to the access's visibility splays.

The LHA have further reviewed the drawing and are aware that the proposed dwellings will have a 1.3m wide footway which connects to the site access fronting Mellor Brow. The LHA welcome the provision of a pedestrian refuge but will request that the footway is a minimum of 1.8m wide and the LHA also require further information regarding what materials will be used for the surface of the footway. This is because it is not clear on the drawing whether the proposal will retain the cobbled area, the LHA would look for the footway fronting the access to be hard paved, in line with inclusive mobility, in order to provide acceptable provisions for all users.

The footway improvement works will be requested under a Section 278 agreement, the existing dropped kerbs shall also be removed and replaced with full height kerbs to match Lancashire County Councils specification. The LHA are requesting this because we are concerned that occupants of the proposed dwellings may park inappropriately in this location which would obstruct the use of the proposed footway as well as constrain the width of the carriageway. Therefore, to prevent any inappropriate parking the LHA will request that this improvement is made.

Internal Layout

The LHA have reviewed SPA drawing number 5766 002 and are aware that the proposed parking arrangements complies with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan.

The LHA will request that each dwelling has access to an electric vehicle charging point and some form of secure cycle storage provision shall be provided within the site.

The LHA will also request that a street lighting scheme for the shared car parking area is provided to ensure that the area is usable all year round. To maintain the street lights and the car parking area, a private management company will be required.

Refuse Collection Point

The LHA make note that a bin store is included within the development and that previous discussions have been held regarding refuse collection, should refuse collection take place within the site, the LHA understands that a turning area for the access road which passes the proposed bin storage area was approved under application 3/2016/0092. Further discussions regarding bin collection may be required with the district council. Should the district council have concerns regarding using the private access road, the development may be required to retain the bin collection point for the previously approved development and have bin storage within each plot's curtilage so that the bins can be placed on the footway at the front of the development on bin collection days for the proposed dwellings.

Private Management Company

A private management company will also be required to maintain the retaining structures within the site and the structure provided over the watercourse.

Ordinary Watercourse Consent

Ordinary Watercourse Consent is typically required for any works that affect the flow or storage of water within an ordinary watercourse. As the development will result in carrying out any works in close proximity to an ordinary watercourse and to a ordinary watercourse, it is likely consent is required.

As such, the Agent and/or Applicant is to contact the Lead Local Flood Authority Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Lancashire County Council's ordinary watercourse regulation policies, guidance, application validation checklist and pro-forma can be found at: <https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/>

Drainage

The LHA require a drainage strategy to be provided for the proposal. The LHA require a drainage strategy to ensure that the proposed development does not drain its surface water into any highway drains or gullies.

Conclusion

In conclusion, while the site access and parking arrangements generally comply with standards, adjustments such as widening the footway, ensuring appropriate surface

materials, and removing obstructive vegetation are necessary to meet inclusive mobility and sightline requirements and should be clearly shown on an amended plan.

Additionally, provisions for electric vehicle charging points, secure covered cycle storage, street lighting, and refuse collection must be considered.

Furthermore, a comprehensive drainage strategy, a private management company to oversee key infrastructure and Ordinary Watercourse Consent must be secured to ensure that the development does not negatively affect the surrounding environment.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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