

Sharon Craig

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 25 May 2018 12:37
To: Stephen Kilmartin
Cc: LHS Customer Service; planning
Subject: app3/2018/0361 Victoria Mill, Sabden

Follow Up Flag: Follow up
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Morning Stephen,

The proposal has been the subject of pre application discussions with the highway authority and as a consequence the proposed layout has been subject to a number of amendments . For ease of reference I will refer to the note of the pre app meeting on the 14th December prepared by my colleague, Chris Nolan and submitted with the planning application documentation

Width of adoptable estate road. The access into the estate roads off Watt Street is 5.5m and this would be acceptable. The LCC 's Residential Road Design Guide accepts a minimum width of 4.5m for estate roads serving less than 20 properties and on this basis the carriageway narrowing to 4.8m outside plot No. 9 would be acceptable.

The access off Whalley Road however remains at 4.8m and this should be increased to the specified minimum of 5.5m with 2m footways either side.

Footway widths . The proposals are acceptable, however bearing in mind the lack of footway provision to the east of the access on Whalley Road (due to land ownership issues) and footway should be provided for a minimum distance of 15m either side of the access measured from its centreline. As this is adopted highway there should be no land ownership issues. The provision will provide a safe refuge for pedestrian from the estate to cross to the footway on the opposite side of Whalley Road.

A landscaped area is shown on the line of the footway to the easterly elevation of plot 25. This should be removed and surfaced in appropriate materials commensurate with its pedestrian status.

Turning facilities. The turning facilities shown for the estate road on the southerly site are acceptable. A swept path is not provided for the smaller site off Whalley Road

The Square. (assumed to be smaller development off Whalley Road). The non-conventional layout would preclude the area from consideration for adoption although consideration would be given to adopt a short section of the access from Whalley Road but not to the extent shown on the site layout plan.

Parking Requirements, The parking facilities and level of provision are considered acceptable

Off Site Works. These will include for street lighting improvements where considered necessary (Subject to Street Lighting Survey), formation of the accesses off Watt Street and Whalley Road, construction of additional lengths of footway on Whalley Road (as discussed previously), waiting restrictions at the Watt Street / Whalley Road junction, 20mph speed limit on the southern estate road and the provision of a bus shelter to replace the existing brick shelter on Whalley Road (type, location and maintenance of which is to be agree with the

Parish Council). All the above measures will be provided by means of a S278 agreement between the developer and Lancashire County Council

Pedestrian facilities to the north of the site – previously discussed

Bus Shelter , previously discussed..

Subject to the issues raised above being resolved satisfactorily, I would raise no objection to the proposals on highway grounds and should your Council be minded to approve the development I would request that the following conditions be attached to any permission that may be granted

1. The new estate roads between the site and Whalley Road and Watt Street shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.
- 2 The car park fronting units 28 – 30 shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative. Reason: To allow for the effective use of the parking areas
- 3 The proposed access from the site to Whalley Road shall be constructed to a width of 5.5m and this width shall be maintained for a minimum distance of 15m measured back from the nearside edge of the carriageway. Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.
- 4 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
- 5 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 5 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
- 6 For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.
- 7 All garage facilities shall have facility of an electrical supply suitable for charging an electric motor vehicle. Reason: - in order to promote sustainable transport as a travel option and reduce thereby carbon emissions.
- 8 Prior to work commencing on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction. Reason: to minimise the impact of construction on existing residents in the vicinity of the site

Notes

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.

- 2 The grant of planning permission will require the applicant to enter into an appropriate Legal 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 the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk

- 3 This consent does not give approval to a connection being made to the County Council's highway drainage system.

Dave Bloomer
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