

Appendix 2

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West Paddock	Ref No:	07/2020/00768/FUL
Leyland	Date:	14 October 2021
Lancashire		
PR25 1DH		

FAO Catherine Lewis

APPLICATION NO: 07/2020/00768/FUL

LOCATION: Windmill Hotel, Preston New Road, Mellor Brook, Blackburn, Lancashire, BB2 7NS,

DESCRIPTION: Demolition of existing public house and related infrastructure and erection of convenience store and petrol filling station including associated canopy, 6 fuel pumps, underground storage tanks, EV charging points, car parking and associated landscaping

APPLICANT: James Hall & Co. Ltd

Dear Catherine

I write further to your re-consultation of 30 September 2021 and have the following highway comments to make on the amended plans submitted.

It would appear that the applicant has submitted the following revised information:

- Air Quality Assessment by Redmore Environmental to demonstrate that the development will not have a significant impact on neighbouring residents during either the construction or operational phases of the development.
- A Highways Technical Note by PSA (Technical Note 1 - 6 September 2021), the summary sets out the responses received from LCC and how the proposals have subsequently been amended to address any highways concerns raised. .
- A Noise Impact Technical Note that demonstrates the improvements in relation to the noise aspects of the proposal since the appeal dismissal.
- Revised Drawing P18 Revision 5. Entry from Preston New Road improved and motorcycle space moved.
- P19 P5 and P32-P3 showing the revision in the colour of the louvres to Grey
- A revised Design & Access Statement v6 October 2021, that includes a new section on fuel safety, confirmation of the agreed hours for deliveries and a revised drawing schedule.

With regard to the amended site plan – **Site Plan (Drawing No. P-18 Rev P5)** July 2021. The entry off A677 has been altered slightly to improve access and tracking. The motorcycle space has also been moved to improve access to the retail store service area. The amended, Site Plan – **Tracking 2 (Drawing No. P-23 Rev P4)**, has been amended to take account of the changes on drawing P-18 Rev P5). These drawings are acceptable to LCC.

The DAS v6, at section 7- Access explains the site access and internal operation. It explains the proposed access strategy and controls on A677 as indicated on the above Site Plan and Tracking drawings, the access strategy is satisfactory for planning stage and subject to safety audits at design/ delivery stage may need minor amendment and additional signing.

With regard to the **Highways Technical Note by PSA - Technical Note 1** (6 September 2021), this is factual document logging LCC consultation responses and I have no comment to make on the document.

I have reconsidered the scheme and reviewed objections and I have the following recommendations to further mitigate the impacts of the development

I have been made aware of resident concerns regarding vehicles speeds and driver behaviour on A677, and it is possible the inclusion of traffic islands (note - not pedestrian refuges) would have two beneficial effects; it would prevent overtaking and control traffic flow which would help reduce vehicle speeds. However, the islands would need careful consideration not to adversely affect access to residents driveways. The applicant might wish to give this consideration and include it in amended plans.

There have been concerns about standing traffic on Branch Road and air quality. As a solution to prevent casual customer parking on Branch Road (and reduce vehicle emissions etc), parking restrictions (yellow lines) could be introduced on the Branch Road site frontage. This would need a Traffic Regulation Order (TRO). If the applicant is agreeable to funding such a TRO these measures could be secured by a condition and delivered as part of any s278 agreement with LCC for the highway access works.

I am satisfied that as submitted, safe and suitable access to the site can be achieved for all users; and it would be difficult to demonstrate that the residual cumulative impacts of the proposal on the road network would be severe.

Therefore, LCC have no highway objections to the revised plans (Drawing No. P-23 Rev P4 and Drawing No. P-18 Rev P5) subject to the following conditions (as per LCC letter of 15 July 2021) being attached to the decision notice. I have modified condition 3 slightly to clarify highway works.

Suggested Conditions:

- 1) For the full period of demolition/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.

- 2) Prior to the commencement of demolition/construction a Construction Traffic Management Plan (CTMA) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The CTMA shall include and specify the provisions to be made for the following:-
- The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials used in the demolition / construction of the development;
 - Storage of such plant and materials;
 - Wheel washing facilities;
 - Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - Routes to be used by vehicles carrying plant and materials to and from the site;
 - Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.

- 3) No part of the development hereby approved shall commence until a scheme for the construction of the site accesses and the off-site works of highway improvement including: right turn lane provision on Preston New Road, pavement widening to 2m on Branch Road, Amendments to 7.5t weight limit / traffic calming scheme including no left turn onto Branch Road, measures to ban egress onto Preston New Road including applicable highway signs (and possible TRO if identified in the detail construction drawings) has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. Reasons: 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 and to enable all construction traffic 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 be occupied or opened for trading until the approved scheme referred to in Condition 3 has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority. Reasons: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.
- 5) The car parking and manoeuvring areas to be marked out in accordance with the approved plan (including entry and exit signs and alligator teeth), before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reasons: To allow for the effective use of the parking and manoeuvring areas.

Informative Note:

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

I hope the above is of assistance and please feel free to contact me with any queries.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'David Allen', with a horizontal line underneath.

David Allen
Highways Development Control
Highways and Transport