

**From:** Jonathan Evans  
**Sent:** 07 December 2020 15:58  
**To:** Devcon Mailbox  
**Subject:** FW: Conditions RE: 06/2020/0977 32no. dwellings Dean Farm, Additional Highways comments

Hi

Please can the below response be added to APAS.

Kind Regards

Jonathan Evans  
Senior Planning Officer  
+441772906503  
Preston City Council

---

**From:** Allen, David [<mailto:David.Allen@lancashire.gov.uk>]  
**Sent:** Monday, December 7, 2020 3:56 PM  
**To:** Jonathan Evans <[J.Evans@preston.gov.uk](mailto:J.Evans@preston.gov.uk)>  
**Subject:** Conditions RE: 06/2020/0977 32no. dwellings Dean Farm, Additional Highways comments

Hello Jonathan

With regard the submission of the amended drawing ref. VN91463-D100\_Rev D - Proposed Site Access and Indicative Lane Improvements

The above plan would provide an acceptable means of access (for all) to the residential development that could be condition in any permission.. These works should be provided prior to the first occupation of the proposed dwellings to ensure safe access for residents.

If you are minded to approve the application the following conditions are appropriate. Please note while I have conditioned road construction to LCC specification, as submitted the development site would not be suitable for adoption by LCC.

Highway Conditions -

- 1) Prior to the commencement of the development, Pudding Pie Nook Lane between Whittingham Lane and the proposed site access shall be widened in accordance with the approved plans and constructed to at least base course level. The widening scheme shall include suitable provision to prevent the discharge of surface water onto the highway.
- 2) The approved development shall not be first occupied until the widened part of Pudding Pie Nook Lane has been surfaced with a sealed surface and a footway with street lighting provision completed.

- 3) The approved development shall not be first occupied until the proposed site access and access road have been improved and constructed in accordance with the approved plans.
- 4) The new estate road/access 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 to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.
- 5) Prior to any dwelling being first occupied the car parking spaces shall be constructed, drained, surfaced and made available for use in accordance with details of surfacing materials to be first submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall thereafter be retained at all times in the future.
- 6) Prior to any dwelling being first occupied, secure covered cycle storage facilities shall be constructed and made available for use in accordance with details which shall be first submitted to and approved in writing by the Local Planning Authority. Such facilities shall thereafter be retained and remain available at all times in the future.
- 7) Suitable condition re EV charging points (for each unit?)
- 8) No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been 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 future management and maintenance of the proposed streets is secured in the absence of a s38 agreement..
- 9) Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, or road sweeping provision implemented to the approval of the Local Planning Authority in consultation with the Highway Authority. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

I also request that the following informative notes are included on any formal planning decision: -

- a) If the developer wishes for Pudding Pie Nook Lane to be adopted as public highway, 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 LCC Highways Team at Cuerden Mill Depot, Cuerden Way, Bamber Bridge, Preston PR5 6BJ in the first instance to ascertain the details of such an agreement and the information to be provided.
- b) 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.
- c) This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that highway surface water drainage system must not be used for the storage of any flood waters from the adoptable United Utility surface water system, or any private surface water drainage system.

Regards  
Dave

David Allen  
Team Lead Preston, South Ribble and West Lancashire  
Highways Development Support  
Highways & Transport  
Lancashire County Council  
Tel (01772) 533855  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)