

West Lancashire Borough Council

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Your ref: 2021/1064/FUL
Our ref:
Date: 4th October 2021

For the attention of Mrs H Leamey

Proposal: Partial change of use and conversion of upper storey and rear of disused bank into student accommodation. Demolition of extension to rear and construction of small outrigger. Internal reconfiguration of commercial ground floor unit.

Location: 9A Derby Street, Ormskirk, Lancashire

Grid Ref: SD 341611 408375

With regard to your letter dated the 20th September 2021.

I have made the following comments based on all information provided by the applicant to date.

Derby Street (A570) is a classified road which has been categorised as a strategic route with a 30mph speed limit. There are parking restrictions on both sides of Derby Street (No waiting at any time).

The site is served by an existing vehicular access off Derby Street which provides access to the existing car park to the rear of the property.

The site is located within the Ormskirk Town Centre. Due to its Town Centre location the site is highly accessible and is within easy walking distance of local amenities and transport facilities (bus and train stations) and Edge Hill University. A pay & display public car parks are available within close proximity to the site.

The submitted plans indicate that 15 car parking spaces will be provided for the proposed student accommodation with an additional 4 spaces provided for use by the commercial unit. A covered cycle shelter for 8 cycles has been indicated to the rear of the property within a secure yard.

I would request that West Lancashire Borough Councils waste management team are consulted regarding the location of the proposed refuse storage area and on the arrangements for collection.

LCC Highways is of the opinion that the proposed development at this highly sustainable town centre location should have a negligible impact on highway safety

and highway capacity within the immediate vicinity of the site. LCC Highways has no objections to the planning application in these circumstances.

Please Note: Any planning 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 systems 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.

If you are minded to approve this application LCC Highways request the following conditions:

1. 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.
2. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reason: To allow for the effective use of the parking areas.
3. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Arrangements for turning of vehicles within the site.
 - Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
 - Measures to protect vulnerable road users (pedestrians and cyclists).
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 - Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction.
 - Measures to control the emission of dust and dirt during construction.
 - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - Construction vehicle routing.
 - Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development. Reason: - In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
 - There must be no storage of materials in the public highway at any time.
 - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
 - There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
 - A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
 - All references to public highway include footway, carriageway and verge.
4. Construction deliveries outside peak traffic.

Deliveries to the approved development shall only be accepted between the hours of (9.30am) and (2.30pm) Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety.

If you have any questions regarding my comments please do not hesitate to contact me.

Yours sincerely,

Stephanie Berkley
Development Control
Highways and Transport