

Lancaster City Council  
Regeneration and Policy Management  
Planning Advice Team  
PO Box 4  
Town Hall  
Lancaster  
LA1 1QR

Your ref 18/00751/FUL  
Our ref D1/18/00751/FUL/MD  
Date 17th September 2018

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application No: 18/00751/FUL**

**Proposal : Erection of flood defence walls, security fences, lighting columns, alterations to footpaths and demolition of former pumping station and storage tanks**

**For : Lancaster City Council**

**Site Address : Land Along The East Bank Of The River Lune Between The A683 Viaduct And Skerton Bridge And Land Along The West Bank Of The River Lune East Off Halton Road/Main Street**

**Grid Reference 344469,461358**

I refer to the afore-mentioned application and would like to thank you for the opportunity to comment on the proposal. I have viewed submitted plans and associated highway related documentation and have the following comments to make with regards to the merits of the proposal:

**Development Proposal:**

The applicant is seeking full planning approval for the construction of linear flood defence measures along specific lengths of the River Lune as a means of protecting established / vulnerable business, residential & industrial sites in excess of 1 hectare in area and lying within flood zone 3 – land assessed as having a 1 in 100 or greater probability of flooding.

From a highway perspective, I have a number of material concerns all of which may have a bearing on the merits of the proposal.

- Applicant proposals include closure of specific lengths of land along the River Lune, elements of the Millenium Park & associated river side public access routes between Skerton Bridge and the A683 (Lune West Bridge) for a period of approximately 15 months with temporary signed diversion routes erected for the duration.
- Public access routes through the Millenium Park provide an alternative means of access for those considered "vulnerable road users" into the city centre other than via the A683 (Caton Road).
- There is the potential for increased use to be made of surrounding elements of the public highway network and in particular A683 Corridor and likewise a potential increased risk to the same.

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**Phil Barrett**  
**Director of Community Services**  
**Cuerden Way • Bamber Bridge • Preston • PR5 6BS**

- Caton Road is a heavily used primary distributor route providing the principle means of access from the M6 junction 34 to the North of the City of Lancaster via the A683 corridor.
- Likewise, public access routes through the millennium park form part of the coast to coast "Way of the Roses" cycle route.
- Applicant proposals include creation of temporary shared use footway / cycleway along elements of Caton Road for the duration of scheme construction activities. While such is generally not considered appropriate or acceptable on pavements of less than 3m wide. In order to ascertain the impact of increased pedestrian / cycle movements along the carriageway and separately adjacent footway I would ask that the applicant submit a "vulnerable road user audit" as a means of assessing the impact of proposed changes to the network.
- Without submission of the audit - identifying potential safety issues, as well as suggested ways in which they could be removed or improved, Lancashire County Council (Area East) highway & traffic management team would be unwilling to approve the creation of a temporary shared use footway.
- Bearing in mind the volume of vehicles using Caton Road - In light of the potential for additional use to be made of the route by vulnerable road users Under no circumstances would it be deemed acceptable to effect the movement of vehicles along this particular length of carriageway into the city centre or to the detriment of the cities one way gyratory system.

#### **Highway Constraints:**

In compiling construction management plans there will be a need for the applicant to give due consideration to the safety, integrity and operational requirements associated with the surrounding public highway network. Such to be covered by appropriate condition.

#### **Conclusion:**

Afore-mentioned notes indicate a requirement to review the potential for increased pedestrian / vulnerable road user movements along a heavily used primary distributor route providing the principle means of access from the M6 junction 34 as well as established business & residential development north of the River Lune. Without further thought and consideration given to issues outlined I would wish to raise an objection to applicant proposals as submitted though I would be open to further discussions as to how issues outlined could be overcome.

That aside, should the city council be mindful of granting planning approval, I would ask that the following conditions and advice notes be appended to any associated consent.

#### **Conditions:**

1. Flood defence footpath / cycleway and its associated infrastructure shall be constructed in accordance with the requirements of Lancashire County Council's document "Specification for Construction of Estate Roads (2011)" to at least base course level prior first use of any of the reconstructed lengths of the route. Reason: In the interest of highway safety, to ensure a satisfactory appearance, safety of highway infrastructure along the route as well as the provision of a suitable highway surface.
2. No part of the development hereby approved shall commence until:
  - a. A scheme for the conversion of grass verge (adjacent McDonalds / Holiday Inn) into a hard surfaced 2m wide length of pedestrian footway.

- b. Developer to meet all of the costs associated with the provision of temporary informative pedestrian / cycle route diversion signage for the duration of scheme work activities.

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.

3. Prior to the commencement of excavation or built development works, a construction method statement (CTMMS) shall be submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
  - a. The parking of vehicles of site operatives, visitors and the existing parking that will be displaced by the development
  - b. Details of the delivery regime for materials and plant to the site
  - c. The loading and unloading of plant and materials.
  - d. The storage of plant and materials used in constructing the development.
  - e. The erection and maintenance of security hoarding.
  - f. Measures to control the emission of dust and dirt during construction.
  - g. Details of working hours, and contact details of the site manager.
  - h. Measures to direct & manage increased pedestrian / cycle movements over surrounding lengths of the public highway network for the duration of scheme activities.
  - i. HGV routing to / from the site taking into consideration the application sites extended extents, principle arterial route from junction 34 of the M6 & city's one way gyratory system.
  - j. Measures to ensure that construction and delivery vehicles do not impede access to adjacent properties or businesses.
4. 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 and when required during the full construction period.
5. Excavation and relaying of river flood defence works may involve the excavation and subsequent reinstatement of areas of pedestrian / cycleway maintained by Lancashire County Council. No part of the scheme hereby approved shall be opened to members of the public to use until the Area Manager East or his representative is satisfied with the quality of footway reinstatement works to those lengths of footway / cycleway managed & maintained by Lancashire County Council. Reason: In the interest of highway safety, to ensure a satisfactory appearance, safety of highway infrastructure along the route as well as the provision of a suitable highway surface.

**The following informative notes should be added to any approval granted:**

- Before proceeding with scheme preparation, the developer should consult with Lancashire County Council to ascertain the extents of the route managed & maintained by Lancashire City Council & Lancashire County Council respectively. Point of Contact: Area Manager East : [lhslanrv@lancashire.gov.uk](mailto:lhslanrv@lancashire.gov.uk)
- In compiling an appropriate CTMMS statement, I would recommend liaison with representatives of Lancashire County Council Area East traffic team who may be

able to offer an insight with regards site access, pedestrian / cyclist diversion & potential traffic management implications.

Points of contact:

Off-site Section 278 works: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Section 38 Highway agreement: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Area East Traffic Team: [lhslanrv@lancashire.gov.uk](mailto:lhslanrv@lancashire.gov.uk)

- The grant of planning permission will require the applicant to enter into appropriate Legal Agreements, with the County Council as Highway Authority. Before any works can start you must contact the Community Services Directorate for further information by telephoning 0300 123 6780 or writing to Lancashire County Council Customer & Business Support C/o [developeras@Lancashire.gov.uk](mailto:developeras@Lancashire.gov.uk) quoting the planning application number.
- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

I hope the above is of assistance in your council's determination of the application.

Yours faithfully

**Michael Doran**  
**Engineer, Highways Development Control.**  
**Community Services**  
**Lancashire County Council**