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Variation of Conditions Application on permission 06/2014/0849

Erection of four storey multi-storey car park Royal Preston Hospital

SUPPORTING STATEMENT

March 2018

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Report Control

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Project: Variation of Conditions, Multi-Storey Car Park - Royal Preston Hospital

Client: Lancashire Teaching Hospitals NHS Foundation Trust

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1 INTRODUCTION

- 1.1 PWA Planning is retained by Lancashire Teaching Hospitals NHS Foundation Trust (the applicant, herein referred to as 'the Trust') to vary a number of the conditions attached to planning permission 06/2014/0849 which granted approval for the erection of a four-storey multi-storey car park at the Royal Preston Hospital (RPH) site located on Sharoe Green Lane, Preston.
- 1.2 Planning permission 06/2014/0849 was approved on 6th March 2015 by Preston City Council (the LPA). The approved scheme comprised a four-storey car park structure over an existing car parking area located within the eastern part of the hospital, known as Car Park E. The multi-storey car park consists of a largely rectangular, split-level structure spanning four storeys (including the existing ground floor) which would cover the entirety of the existing car park.
- 1.3 This statement sets out the reasons for and the nature of the variations sought by the Trust on permission 06/2014/0849, together with a summary of the information to be submitted during the course of this process.

2 BACKGROUND

- 2.1 The multi-storey car park was intended to add to the parking provision on site at RPH, helping to address some of the parking-related issues identified by the Trust and their advisors, and to address concerns by local residents.
- 2.2 For a number of strategic reasons, permission 06/2014/0849 is yet to be implemented. One of the fundamental reasons is that as part of the Our Health Our Care Programme in central Lancashire, the Trust is still in discussions over the future role and development of the RPH site. It is possible that in the future there may be a different configuration of health services across central Lancashire. Whilst not pre-empting the outcome of any consultation, it is important to the Trust that permission 06/2014/0849 remains extant to allow for works on the multi-storey car park to begin at short notice if required.
- 2.3 PWA Planning is applying on behalf of the Trust under Section 73 of the Town and Country Planning Act 1990 to vary a number of the conditions attached to permission 06/2014/0849. This will involve the provision of additional information required to satisfy the conditions attached to the permission, predominantly relating to traffic and highways, and the amendment of the wording of some of the conditions to ensure that the permission remains extant beyond the expiry date of the permission (6th March 2018).

3 VARIATION OF CONDITIONS

- 3.1 The following section sets out the existing wording of the conditions on permission 06/2014/0849, the information to be provided to satisfy the requirements of these conditions, and the proposed amended wording of some of these conditions where deemed necessary.
- 3.2 Given the time constraints associated with the existing permission, the detailed information relating to the conditions will be submitted at a later date in accordance with a timescale to be agreed with the LPA.

	Original condition wording	Information to be provided	Proposed amended wording of condition
1	The approval relates to drawing numbers: 5154-L01RevS2, 5154-L02RevS2, 5154-L03RevS2 and 5154-L04RevS2, received on 4 November 2014; and, 5154-L05RevS2, received on 11 February 2015	N/A	No change
2	The development hereby permitted must be begun not later than the expiry of three years beginning with the date of this permission.	N/A	No change
3	No development shall begin unless and until details of a scheme and mechanism to ensure the provision of travel plan support, monitoring and evaluation to meet the needs of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme and mechanism shall include a timetable for the provision to be made and shall thereafter be carried out in accordance with the approved details.	Scheme and mechanism to ensure the provision of travel plan support, monitoring and evaluation to meet the needs of the development to be submitted to the LPA.	The approved car park shall not be first brought into use until the agreed scheme and mechanism to ensure the provision of travel plan support, monitoring and evaluation to meet the needs of the development has been implemented.
4	Prior to any development being commenced, details of the external materials of construction to be used on the walls of the development, including colours and finishes thereof and window openings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details unless any variation to this is otherwise first agreed in writing by the Local Planning Authority.	N/A	Prior to any development being commenced above ground, details of the external materials of construction to be used on the walls of the development, including colours and finishes thereof and window openings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details unless any variation to this is otherwise first agreed in writing by the Local Planning Authority.
5	No development shall be commenced until a scheme of off-site works of highway improvement has been carried out and completed in accordance with details which shall be first submitted to and agreed in writing by the Local Planning Authority. The scheme shall comprise the following: a) At the Black Bull Lane/Garstang Road/Sharoe Green Lane signal junction, to review and validate the traffic control MOVA system; to upgrade pedestrian signals to the nearside Puffin type pedestrian signal controls; and, review signal staging for more flexible right turn operation to optimize junction capacity; b) At the Sharoe Green Lane/Watling Street Road traffic signal junction, to upgrade signal control with MOVA to optimise junction capacity and improve public transport reliability;	Scheme of off-site works of highway improvements covering points (a) – (d) of Condition 5 to be submitted to LPA.	The approved car park shall not be first brought into use until the works detailed in the agreed scheme of off-site works of highways improvements have been implemented.

	<p>c) A review of Traffic Regulation Orders in the vicinity of the above junctions and traffic management, including a review of the infrastructure and changes to assist the flow of traffic on Sharoe Green Lane;</p> <p>d) A new zebra crossing facility on Sharoe Green Lane close to the existing pedestrian access to the east side of the application site.</p>		
6	<p>Prior to the commencement of construction of the approved car park, there shall be submitted to and approved in writing by the Local Planning Authority, a Site Car Parking and Traffic Management Strategy which shall include a review of the internal traffic management and car parking management of the site and a strategy which shall detail improvements to reduce congestion, pinch-points, conflicts and ease vehicular and pedestrian flow and safety within the site. The provisions and improvements contained within the approved Site Car Parking and Management Strategy shall be implemented and completed in their entirety prior to the approved car park being first brought into use.</p>	<p>Site Car Parking and Traffic Management Strategy in line with Condition 6 to be submitted to LPA for agreement.</p>	<p>Prior to any development being commenced the agreed Site and Car Parking Traffic Strategy shall be implemented and completed.</p>
7	<p>Prior to any development being first commenced, replacement car parking shall be provided to cater for all the car parking spaces that would be displaced during the entire construction period of the approved car park in accordance with a scheme, including details of its implementation, which shall be first submitted to and approved in writing by the Local Planning Authority</p>	<p>Scheme for replacement car parking in line with Condition 7 to be provided to the LPA for agreement.</p>	<p>Prior to any development being commenced the agreed scheme for replacement car parking shall be implemented.</p>
8	<p>The approved car park shall not be first brought into use until a revised Travel Plan ('the Full Travel Plan') has been submitted to and approved by the Local Planning Authority. The Full Travel Plan shall include details of the appointment of a Travel Plan Co-ordinator, results from employee and visitor travel surveys, details of cycling, pedestrian and public transport links, secure cycle storage, objectives and targets for non-car modes of travel, an action plan of measures, a review and implementation of the criteria for the issue of staff car parking permits and full details of a timescale for the implementation of the approved measures and auditing and monitoring arrangements. The Full Travel Plan and any subsequently approved Travel Plan(s) shall be implemented within the timescales set out in the approved plan and shall be audited, and updated, at intervals</p>	<p>N/A</p>	<p>No change</p>

	no longer than 18 months following the submission of the Full Travel Plan for a minimum period of five years		
9	<p>The approved car park shall not be first brought into use until works to enhance pedestrian, cycle and bus access to the site and the wider hospital complex have been carried out and completed in accordance with a scheme which shall be first submitted to and approved in writing by the Local Planning Authority, unless any variation to this is otherwise first agreed in writing by the Local Planning Authority. The submitted scheme shall comprise the following works:-</p> <p>a) Secure covered cycle parking within the approved car parking building;</p> <p>b) Widening/improvements to the shared cycle path/footway immediately to the south side of the site;</p> <p>c) Improvements to the existing bus stop provision on Sharoe Green Lane adjacent to the approved car park; and,</p> <p>d) Improvements to pedestrian signage from the approved car park to public hospital entrances</p>	N/A	No change
10	Notwithstanding the submitted plans, prior to the development being commenced, there shall be submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained as well as details of the planting of new trees, shrubs, bulbs and seeding /turfing, providing details of species, planting numbers, heights on planting, cultivation, staking and maintenance.	N/A	Prior to any development above ground level being commenced, there shall be submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained as well as details of the planting of new trees, shrubs, bulbs and seeding/turfing, providing details of species, planting numbers, heights on planting, cultivation, staking and maintenance.
11	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use of the approved car park or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless, the Local Planning Authority gives written consent to any variation	N/A	No change

12	No development shall be commenced until a scheme for the means of protecting the retained trees within and adjacent to the site, in accordance the with BS 5837 (2012) and including the protection of root structures from injury or damage prior to or during the development works, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme of protection measures shall be implemented in its entirety before any works are carried out, including any site clearance work and thereafter retained during building operations until the completion of the development.	N/A	No works which would affect any of the retained trees within and adjacent to the site shall be carried out until a scheme for the means of protecting the retained trees within and adjacent to the site, in accordance the with BS 5837 (2012) and including the protection of root structures from injury or damage prior to or during the development works, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme of protection measures shall be implemented in its entirety before any works which would affect any of the retained trees within and adjacent to the site are carried out, including any site clearance work and thereafter retained during building operations until the completion of the development.
13	The approved car park shall be constructed and at all times operated in accordance with a scheme of noise reduction measures (to include the means to prevent noise from closing barriers and noise from tyres on the car park surfacing) which shall be first submitted to and approved in writing by the Local Planning Authority prior to any development being commenced.	N/A	No change
14	The approved car park shall be constructed in accordance with the Lighting Assessment (prepared by Martin Environmental Solutions, dated September 2014) submitted with this application and shall not be varied unless otherwise first agreed in writing by the Local Planning Authority.	N/A	No change
15	Prior to the commencement of any development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Such a plan shall include details of the following:- a) details of temporary boundary treatments/hoardings to be erected on all boundaries and retained throughout the construction period of each particular phase of development; b) details of site access proposals; c) A Traffic Management Plan;	N/A	No change

<p>d) Construction vehicle parking and workers parking;</p> <p>e) Operative access;</p> <p>f) Off-street parking provision for the delivery of plant and materials;</p> <p>g) Wheel washing facilities;</p> <p>h) Signage arrangements;</p> <p>i) The temporary closing of any street/access;</p> <p>j) hours of construction and deliveries;</p> <p>k) publicity arrangements and a permanent contact /Traffic Manager once development works commence to deal with all queries and authorised by the developer/contractors to act on their behalf;</p> <p>l) Dust suppression measures;</p> <p>m) Construction routes within the site;</p> <p>n) Compound locations;</p> <p>o) Wheel washing facilities/means to prevent mud being deposited on the highway and the removal of mud from the highway where necessary; and,</p> <p>p) A scheme of measures to be employed to minimise the noise impact on neighbouring residents.</p> <p>Development shall thereafter only be carried out in accordance with the approved CEMP, unless any variation to it is otherwise first agreed in writing by the Local Planning Authority.</p>		
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4 CONCLUSIONS

- 4.1 The parking issues at RPH are well-known to the LPA and Lancashire County Council Highways Authority. It is imperative to the Trust that planning permission 06/2014/0849 remains extant and that it could be implemented at short-notice if required, pending further decisions about the future of the RPH site.

- 4.2 It is proposed that the information to be provided by the Trust to satisfy the conditions relating to traffic and highways, in addition to the suggested amendments to the wording of some of the conditions, will satisfy LCC and the LPA and allow permission 06/2014/0849 to remain extant for possible implementation in the future.