

**From:** Allen, David <David.Allen@lancashire.gov.uk>  
**Sent:** 26 March 2018 13:42  
**To:** James Mercer  
**Cc:** Devcon Mailbox; LHS Customer Service  
**Subject:** 06/2018/0263 Multi-storey car park Royal Preston Hospital, Sharoe Green Lane

**Application Number: 06/2018/0263**

**Proposal: Erection of four storey multi-storey car park (pursuant to 06/2014/0849 to seek variation of condition no's 3 "Travel Plan", 4 "External Materials", 5 "Off-Site Works", 6 "Traffic Management", 7 "Car Parking", 10 "Landscaping" and 12 "Trees")**

**Site Address: Royal Preston Hospital, Sharoe Green Lane, Preston, Lancashire, PR2 9HB Grid Reference: 353780 432920**

Hello James

I write with reference to your councils consultation of 6 March 2018 and offer the following highway comments.

I note that the stated application is for the erection of four storey multi-storey car park (pursuant to 06/2014/0849 to seek variation of condition no's 3 "Travel Plan", 4 "External Materials", 5 "Off-Site Works", 6 "Traffic Management", 7 "Car Parking", 10 "Landscaping" and 12 "Trees")

The applicants planning consultant - PWA Planning states the intension is to vary a number of the conditions attached to permission 06/2014/0849. And the Planning Statement indicates; *'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).'*

It is noted that no new additional information relating to traffic and highways has been submitted with the application and for some strange reason the original Transport Assessment Oct 2014 and Travel Plan Oct 2014 have been submitted. This Transport assessment was rejected by LCC when submitted in 2014 and has no relevance to the required highway works required by condition 5.

Below, I have copied from the Planning Statement the existing conditions, PWA actions and proposed PWA amended wording of condition, below with my comments in red.

**Condition 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.* LCC: Note this does not require the travel plan just the scheme and mechanism to ensure the provision of travel plan support etc

**Information to be provided:** 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. LCC: The original TP has been resubmitted. I am surprised that RPH have not updated the site travel plan since 2014! There were two applications in 2014 with a Travel Plan as a condition, ( **06/2014/0100** - Erection of two storey building to provide vascular/hybrid operating theatre suite, and **06/2014/0106** - Erection of part three storey/part four storey extension to ward 1 including alterations to existing two storey extension to provide critical care bedrooms with ancillary space and plant room). Both these application required a travel plan and I assume that these proposals have reached the trigger point for the TP.

**Proposed PWA amended wording of condition:** 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. LCC: Subject to a suitable scheme being submitted there is no objection to this, but as submitted this condition does not require a scheme. I suggest a frame work travel plan is submitted at this stage.

**Condition 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;*
- 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;*
- d) *A new zebra crossing facility on Sharoe Green Lane close to the existing pedestrian access to the east side of the application site.*

LCC: I would expect the scheme details to be the drawings submitted as part of the s278 Highways with LCC as Highway Authority. Hence the drawings would be those agreed and given technical approval by LCC for the S278 Agreement. At the time of writing RPH have not contacted LCC requesting the County enter into a s278 let alone have agreed scheme drawings. Please note; the Transport Assessment Oct 2014 submitted with this current application has no relevance to the required highway works required by condition 5.

**Information to be provided:** Scheme of off-site works of highway improvements covering points (a) – (d) of Condition 5 to be submitted to LPA. **LCC: noted, but LCC will require approved drawings for the s278 as stated above.**

**Proposed PWA amended wording of condition:** 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. **LCC: Acceptable subject to submission of the s278 drawings agreed and given technical approval by LCC.**

**Condition 6:** *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.*

**Information to be provided:** Site Car Parking and Traffic Management Strategy in line with Condition 6 to be submitted to LPA for agreement.

**Proposed PWA amended wording of condition:** Prior to any development being commenced the agreed Site and Car Parking Traffic Strategy shall be implemented and completed. **LCC: Acceptable subject to submission of an acceptable Site Car Parking and Traffic Management Strategy.**

**Condition 7:** *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*

**Information to be provided:** Scheme for replacement car parking in line with Condition 7 to be provided to the LPA for agreement.

**Proposed PWA amended wording of condition:** Prior to any development being commenced the agreed scheme for replacement car parking shall be implemented. **LCC: Acceptable subject to submission of an acceptable Scheme for replacement car parking.**

I await the submission of additional details by the Trust as indicated by PWA. I will be pleased to comment on this information when available.

Regards  
Dave

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