

## Helen Renwick

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**From:** Ben Sandover  
**Sent:** 02 April 2019 13:48  
**To:** Devcon Mailbox  
**Subject:** HR - FW: App 06/2018/0949 at Jeanne Jugan Residence , 228 Garstang Road

Please could this be uploaded as consultee response from County Highways. Thanks,

Ben Sandover  
Senior Planning Officer  
+441772906574  
Preston City Council

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**From:** Allen, David [mailto:David.Allen@lancashire.gov.uk]  
**Sent:** Tuesday, April 02, 2019 11:38 AM  
**To:** Ben Sandover <B.Sandover@preston.gov.uk>  
**Subject:** App 06/2018/0949 at Jeanne Jugan Residence , 228 Garstang Road

**06/2018/0949 Development of a new healthcare facility, including erection of three storey building, with associated access, parking and infrastructure and demolition to group of existing buildings (Part retrospective)  
Jeanne Jugan Residence , 228 Garstang Road, Preston, PR2 9RB**

Hello Ben

Further to your email below and re-consultation on the above, I offer the following highway comments.

I note that the amended site layout plan (9062 P15 Rev P3) includes the provision of a pedestrian gate connecting to the internal footway, I am now satisfied with the proposed access arrangements and there are no highway objections subject to the following conditions.

- 1) No part of the development hereby approved shall commence until a detail construction design and schedule of scheme delivery for the construction of the altered site access junction (incorporating a right turn facility) on Garstang Road has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. Reasons: 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.
- 2) No part of the development shall be occupied, or opened for trading until all the highway works for the site access within the adopted highway have been constructed in accordance with the approved scheme referred to in Condition 1\* has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
- 3) The on-site patient/staff car park together with operational service areas shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and service manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative. Reason: To allow for the effective use of the parking and service areas.
- 4) During site demolition and construction facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site (this may include road sweeping at an agreed frequency). 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.

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

- a) 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 LCC Highway Services 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.

Regards  
Dave

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

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**From:** Ben Sandover [<mailto:B.Sandover@preston.gov.uk>]  
**Sent:** 15 March 2019 13:56  
**To:** Allen, David <[David.Allen@lancashire.gov.uk](mailto:David.Allen@lancashire.gov.uk)>  
**Subject:** FW: App No 06/2018/0949 at Jeanne Jugan Residence , 228 Garstang Road, Preston

Hi Dave,

Further to your response dated 6 November 2018, please could you review the attached amended plan, and let me know if it addresses the issues you raise.

If so, please could I request a list of planning conditions as necessary?

Kind regards,

Ben Sandover  
Senior Planning Officer  
+441772906574  
Preston City Council

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