

MEMO TO

Assistant Director (Planning)

From: Matthew Sharp
Waste Technical Officer

Date : 04/12/2018

Your Ref : 06/2018/1260

Our Ref :

Ext No : 6786

Planning Application Number: 06/2018/1260

Re : Lightfoot Green Lane, Fulwood, Preston, PR4 0AP

This department has no objection in principle to this planning application and accept it is only outline at this stage; however the following issues should be noted prior to planning permission being granted:

Collection points

Collections are from the point of the property nearest to the adopted highway (or proposed adopted highway). Preston City Council collection crews and vehicles do not go on to private driveways, shared driveways or private roads.

With regard to plots 25 & 26, they would have to present their bins adjacent to the turning head outside plot 24.

Access

The layout of plots 77-83 is unacceptable in terms of waste collection. They share a private drive or access road with no turning facilities, and no way of servicing them with the refuse collection vehicles currently in service with Preston City Council.

It is unacceptable to suggest that the properties should be required to present their bins next to the main estate road at the end of the access road. Preston City Council collect recycling (2 bins) and garden waste (at least 1 bin per subscribed property) on the same day. This would entail the residents having to move 3 or more bins on any given collection day over excessive distances.

The amount of bins presented at this point would also be unacceptable, given that each property may present 3 or more bins on any given collection day totalling a potential 21 or more bins deposited at the collection point. This could lead to bins blocking the footpath or impeding vehicular access, and have a detrimental effect on the sense of place for residents immediately adjacent.

We would suggest that this area of the development is redesigned with these points in mind.

Construction

The development roads must be made to adoptable standards and be able to withstand the repeated passage of the largest collection vehicles in use with Preston City Council, currently weighing up to 32t when fully laden and measuring 11m in length.

The turning head adjacent to plot 24 is of concern as it is unclear from the outline plans whether it is of sufficient size to accommodate our vehicles. This should be clarified before permission is granted. We would be unable to send vehicles down the road to collect if the turning head is insufficiently sized, as the reverse that it would entail would be of excessive length and pose too many risks for crews or the public.

Regards

Matthew Sharp
Waste Technical Officer