TECHNICAL NOTE

Job Name: Exemplar, Burnley

Job No: 332010757

Note No: 001

Date: September 2022

Prepared By: Mark Loveridge

Reviewed By: Brian Laird

Subject: **Proposed 34-bedroom Residential Care Home with associated landscaping and car park**

Land at Wytham Street, Padiham, BB12 7DY

Planning Application reference: 2022/0431

1. Introduction

1.1. Stantec UK Limited (Stantec) has been appointed by Exemplar Health Care Services Limited (Exemplar) to provide transport and highways advice in relation to their proposal for a care home development adjacent to Wytham Street in Padiham, Burnley. In support of the planning application, Stantec prepared a Transport Statement.

1.2. Lancashire County Council (LCC) Development Control, as Local Highway Authority, and Lancashire Fire and Rescue Service has commented on the planning application.

1.3. This Technical Note has been prepared to provide additional information to address LCC and the Fire and Rescue Service's comments.

2. LCC Development Control

2.1. LCC Development Control's letter dated 30 August 2022, provided Highways comments on the planning application. The comments raised relate to:

- Access road;
- Cycle storage;
- Parking allocation;
- Electric vehicle charging points (EVCP); and
- Planning conditions.

Access Road

2.2. As requested, the distance between the northern edge of the access road and the boundary fence will be a minimum of 0.5m. To address LCC's comment the boundary fence has been moved closer to the site boundary, as shown on the revised Proposed Site Layout, included as **Appendix A**.

2.3. **Drawing 332010757/100/004** shows measurements along the access road, all of which is a minimum of 0.5m. On this basis the proposed assess road will remain as 5.5m wide, with a minimum distance between the northern edge of the access road and boundary fence of 0.5m wide provided.

Cycle Storage

2.4. As requested, the details of the cycle storage are included as **Appendix A**. As can be seen the cycle storage will be fully covered and secure.

Parking Allocation

2.5. Exemplar has confirmed that there is no requirement for an ambulance to be always parked on site. On the occasion that an ambulance is required to drop-off/pick-up a resident, the ambulance can enter the site in froward gear, stop at the main entrance to drop-off/pick-up resident. The ambulance can then turn within the turning head at the car park located to the north of the site, before exiting the site in forward gear.

2.6. It is understood that the largest vehicle to always be parked on site is a Multi-Purpose Vehicle (MPV), also know as a 'People Carrier'. The typical dimensions for an MPV ranges from 4.242m long x 1.784m wide (Fiat 500L) to 4.848m long x 1.916m wide (Ford Galaxy).

2.7. The proposed 'Service Bay' located in the car park to the east of the building measures 6m long x 3.6m wide. In comparison, an MPV can easily park within the service bay.

EVCP

2.8. Exemplar has confirmed that the EVCPs provided within the car park will be in accordance with the Department for Transport's (DfT) guidance, which requires a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Planning Conditions

2.9. The LCC Development Control's letter dated 30 August has proposed three planning conditions. Condition a requires a Construction Management Plan, which is considered acceptable and not uncommon for development proposals.

2.10. In terms of Condition b relating to construction deliveries outside of peak times, the suggested timings are 9:30am to 2:30pm Monday to Friday. As there are no schools in close proximity of the site, it would be unreasonable to restrict the construction deliveries to mainly the morning only.

2.11. Amending this condition to extend the time from 09:30am to 4:30pm should therefore be acceptable and would still be outside of the highway network peak hours, which are generally 8am to 9am in the morning and 5pm to 6pm in the evening.

2.12. Condition c is in relation to wheel washing / mechanical road sweeping is not considered necessary as these details will form part of the Construction Management Plan (Condition a).

3. Lancashire Fire and Rescue Service

3.1. Drawing **332010757/100/005** shows the swept path analysis of a fire tender can satisfactorily enter the site in forward gear, turn at the turning head at the car park located at the north of the site and then exit the site in forward gear.

4. Summary and Conclusion

4.1. Stantec UK Limited has been instructed by Exemplar Health Care Limited to provide transport and highways advice in relation to their proposed care home development adjacent to Wytham Street in Padiham, Burnley.

4.2. This Technical Note has been prepared to address the highway comments raised by Lancashire County Council Development Control and Lancashire Fire and Rescue Service.

4.3. To address the comments raised by Development Control, the proposed site layout has been amended to move the boundary fence closer to the site boundary in order to provide a minimum distance of 0.5m between the access road kerb line and the boundary fence. In addition, details of the cycle storage have been provided, confirming that this provision will be covered and secure. It has also been confirmed that the electric vehicle charging points will comply to the Department for Transport's guidance.

4.4. Further to a review of the suggested planning conditions, it has been confirmed that the requirement for a Construction Management Plan is acceptable. Although it is not considered restricting construction delivery times is not uncommon, the suggested times should be extended from 09:30am to 4:30pm, which will still be outside of he highway network peak hours. In addition, a condition requiring wheel washing / mechanical road sweeping is not considered necessary as any requirements can be in included within the Construction Management Plan.

4.5. To address the comments raised by the Fire and Rescue Service, this Technical Note has provided swept path analysis of a fire tender to demonstrate that the vehicle can satisfactorily enter the site in forward gear, turn with the site and exit in forward gear.

4.6. In conclusion, with the amendments proposed and additional information provided, the proposed development should be considered acceptable in transport and highway terms.

TECHNICAL NOTE

Appendices

Appendix A – Proposed Site Layout

1:200 SCALE BAR

0 1 2 5 10 20 Metres

N

KEY

- Red Line Site Boundary
- Existing Tree's to Remain
- Existing Tree's to be Removed
- Flood Zone 2
- Flood Zone 3
- Proposed 2100mm High Close Boarded Timber Fence
- Proposed 1100mm High timber post and 3 rail fence
- Proposed 1800mm High Close Boarded Timber Fence

FOR LANDSCAPING DETAILS REFER TO AMENITY TREE LANDSCAPING DRAWING.

FOR ALL PROPOSED EXTERNAL SITE LEVELS REFER TO DUDLEY'S SITE LEVEL DRAWING.

FOR ALL WORKS TO TREES REFER TO DRAWING REF: 'TREE SURVEY AND CONSTRAINTS REPORT' BY AMENITY TREE

WEIR

EXISTING SEWER

EXISTING SEWER

Motor Cycle

11 12 13 14 15 16

10 STAFF SPACES

16 CARPARKING SPACES IN TOTAL

7 8 9 10

4 Carparking Spaces under building

THE SHAKESPEARE

43.6m

35m

HATCH DENOTES LEVEL ACCESS FOR F/E ESCAPE

ACCESS FOR MAINTENANCE ONLY

WYTHAM STREET

Retaining Wall under Road, Design and Specification all to S. Engineer's Details

MAIN ENTRANCE

Existing Site Entrance re-used with curb realignment

SECURE LINE ACCESS

Bedroom 2

Bedroom 1

PROPOSED GARDEN

Stair 2 FE

Hub

Hub

Retaining Wall

MAIN ENTRANCE

Pedestrian Access

SERVICE BAY

35m

Stair 1 FE

3 2 1

6 VISITOR SPACES

16 CARPARKING SPACES IN TOTAL

4 5 6

Electric car charging point

Electric car charging points

Deliveries

Staff Smoking Shelter

Bin Store

Resident's Smoking Shelter

SECURE LINE ACCESS

SECURE LINE ACCESS

Retaining Wall

1.1m high timber post and 3 rail fence at top of retaining wall, for maintenance care edge protection only.

20m

20m

13

23

33

12

2

24

Revision:	Date:	Drawn:	Checked:
P6	07.09.22	NM	GB

Location of Enclosed Cycle Store updated. Positioning of fence along northern edge of access road correctly positioned.

Revision:	Date:	Drawn:	Checked:
P5	02.08.22	NM	GB

Distances to existing buildings added.

Revision:	Date:	Drawn:	Checked:
P4	05.07.22	NM	GB

Annotation added, Boundary Fence shown & Access Road Updated.

Revision:	Date:	Drawn:	Checked:
P3	01.07.22	KK	GB

Parking sizes increased and road retainment added.

Revision:	Date:	Drawn:	Checked:
P2	28.06.22	KK	GB

Parking sizes increased and road retainment added.

Revision:	Date:	Drawn:	Checked:
P1	22.06.22	NM	AG

Extent of area of building raised on columns above Flood Zone extended.

Suitability: PL — Planning

Residential Care Home

Proposed Site Plan

Location:
Wytham Street, Padiham
Burnley
BB127DY

Client:
Exemplar Health Care Ltd

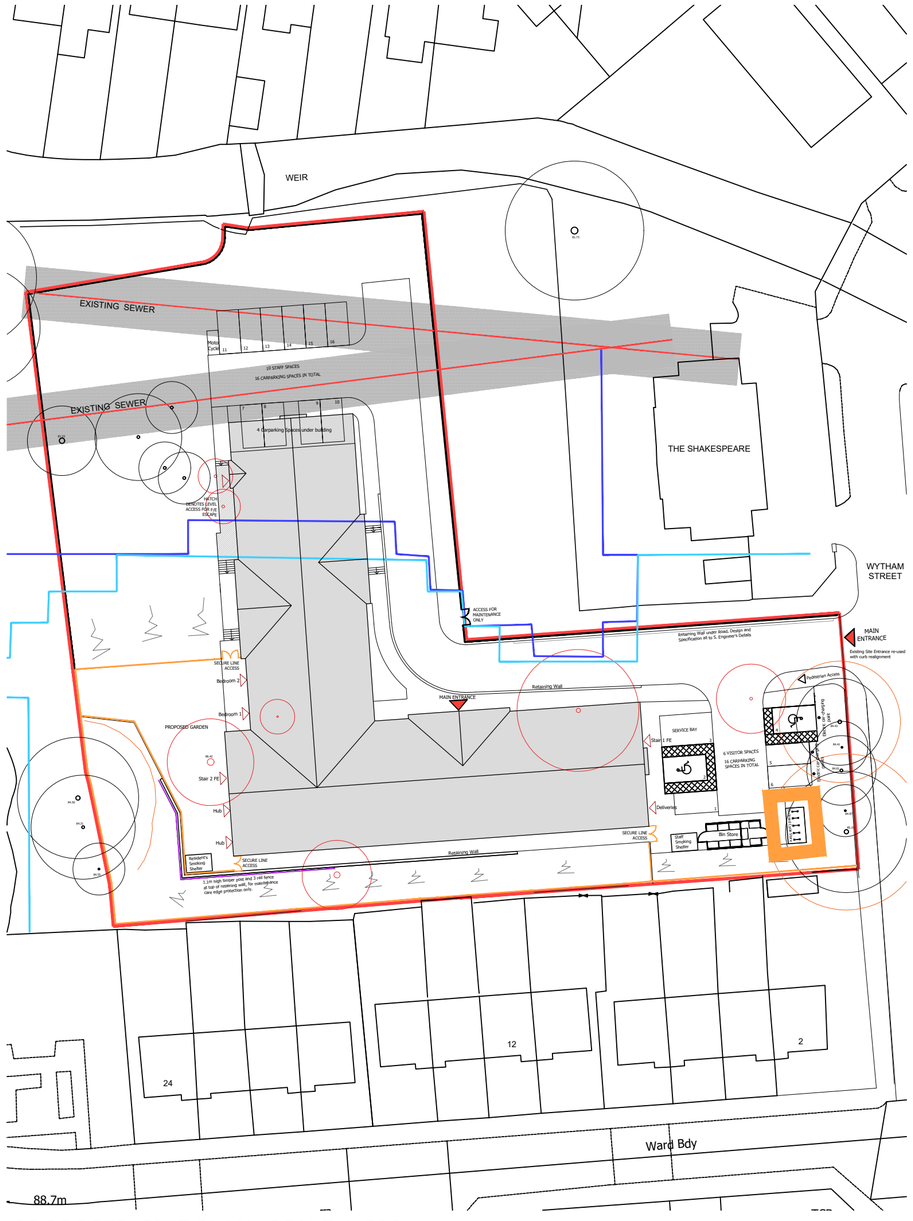
UPRN	Originator	Zone	Level	Type	Role	Number	Revision
WYTHA	WBA	SI	00	DR	A	PL-021	P6

Date: 29/04/22 Drawn: GB Checked: AG Scale: 1:200@A1 Int Job No: 4009-017
CAD REF:

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FUTURE BUILT

Note: Do not Scale from this drawing. All dimensions to be checked on site.

Appendix B – Cycle Store Details



PROPOSED SITE PLAN, SCALE 1:500



VISUAL OF SECURE CYCLE STORE

SPECIFICATION

Fully Covered Cycle Store
Secure Storage
Enclosed Cycle Hoops
4100mm W x 2100mm D x 2100mm H
Galvanised frame
Treated Softwood Exterior
Mechanically fixed to a concrete base with level access,
, or Equal Approved.

1:500 SCALE BAR

0 5 10 20 30 Metres

Revision:	Date:	Drawn:	Checked:
.			

Suitability: PL Planning

Residential Care Home

Cycle Store Details

Location:
WYTHAM STREET, PADIHAM
BURNLEY
BB127DY

Client:
Exemplar Healthcare

UPRN	Originator	Zone	Level	Type	Role	Number	Revision
WYTHA	WBA	SI	XX	DR	A	PL-211	

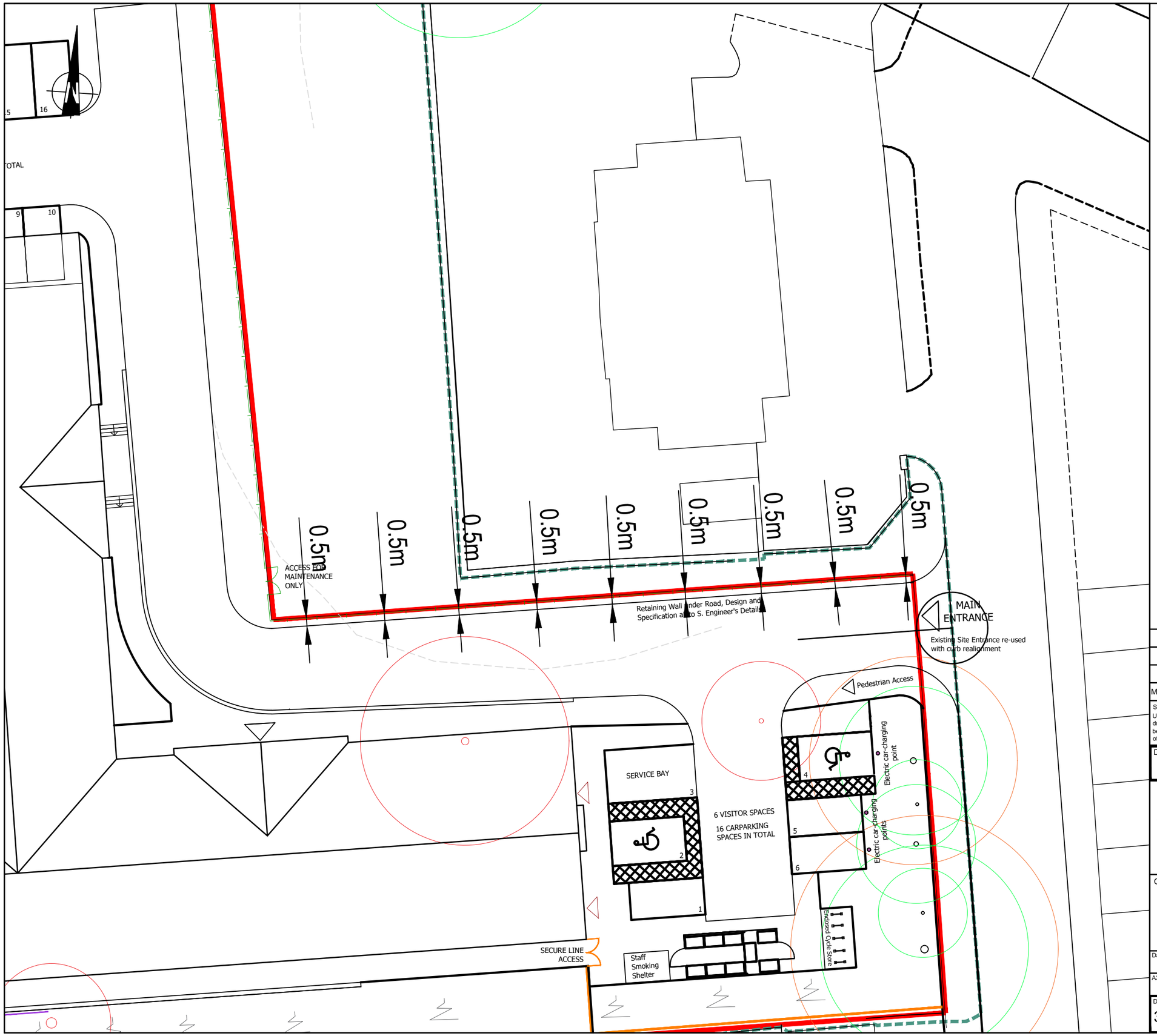
Date: 07/09/2022 Drawn: NM Checked: GB Scale: 1/500@A2 Int Job No: 4009_017
CAD REF:

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FUTURE BUILT

Note: Do not Scale from this drawing. All dimensions to be checked on site.

TECHNICAL NOTE

Drawings



NOTES:

1. DRAWING BASED ON 'PROPOSED SITE PLAN' DRAWING (REFERENCE: WYTHA-WBA-S1-00-DR-A-PL-021 P6), PRODUCED BY WATSON BATTY ARCHITECTS, SEPTEMBER 2022.

KEY:

SITE BOUNDARY

PROPOSED 1.8m HIGH FENCE

Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.
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Drawing Issue Status

INFORMATION

EXEMPLAR, PADIHAM, BURNLEY
SITE ACCESS: BOUNDARY FENCE

Client

Exemplar Health Care

Stantec

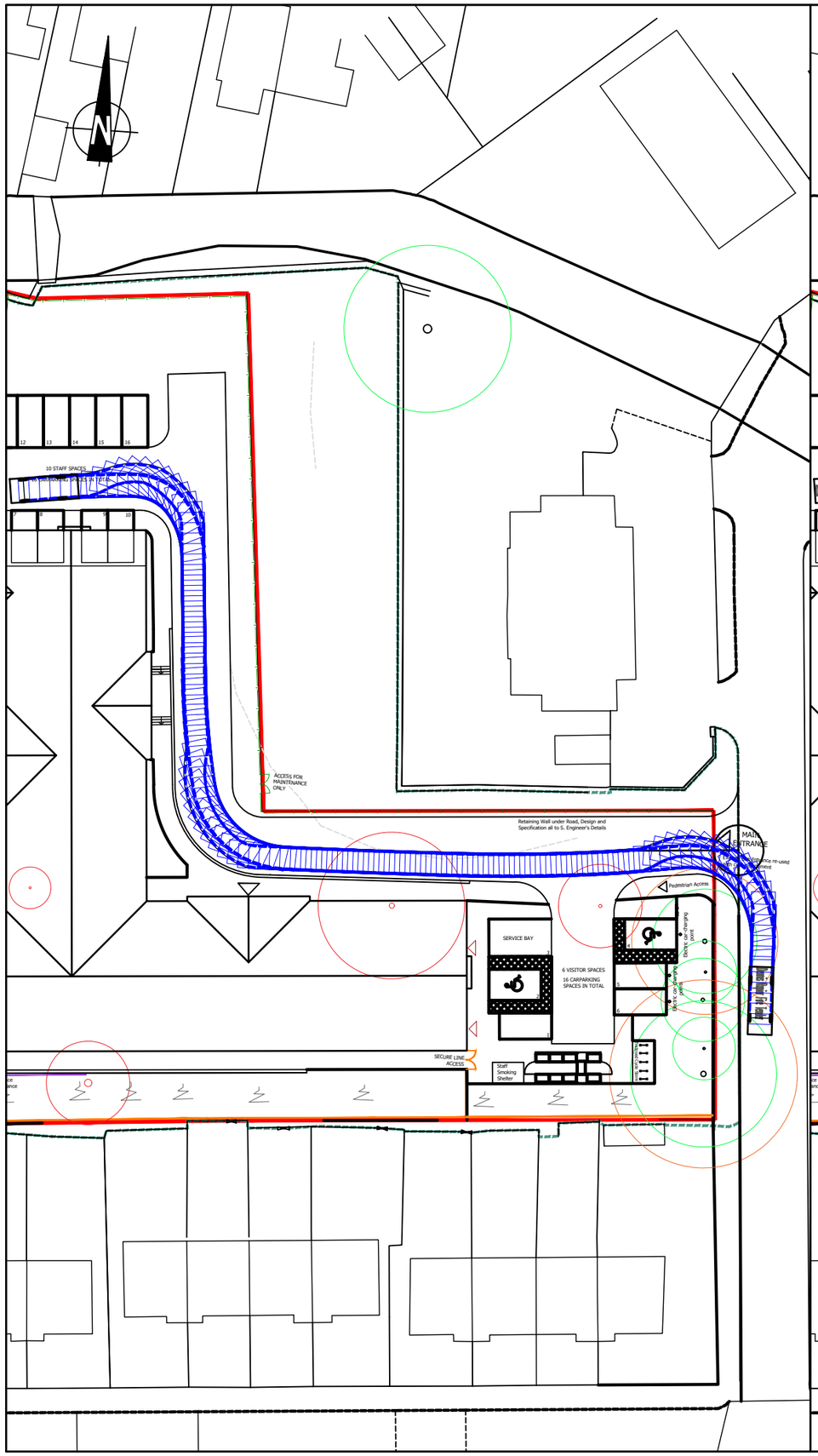
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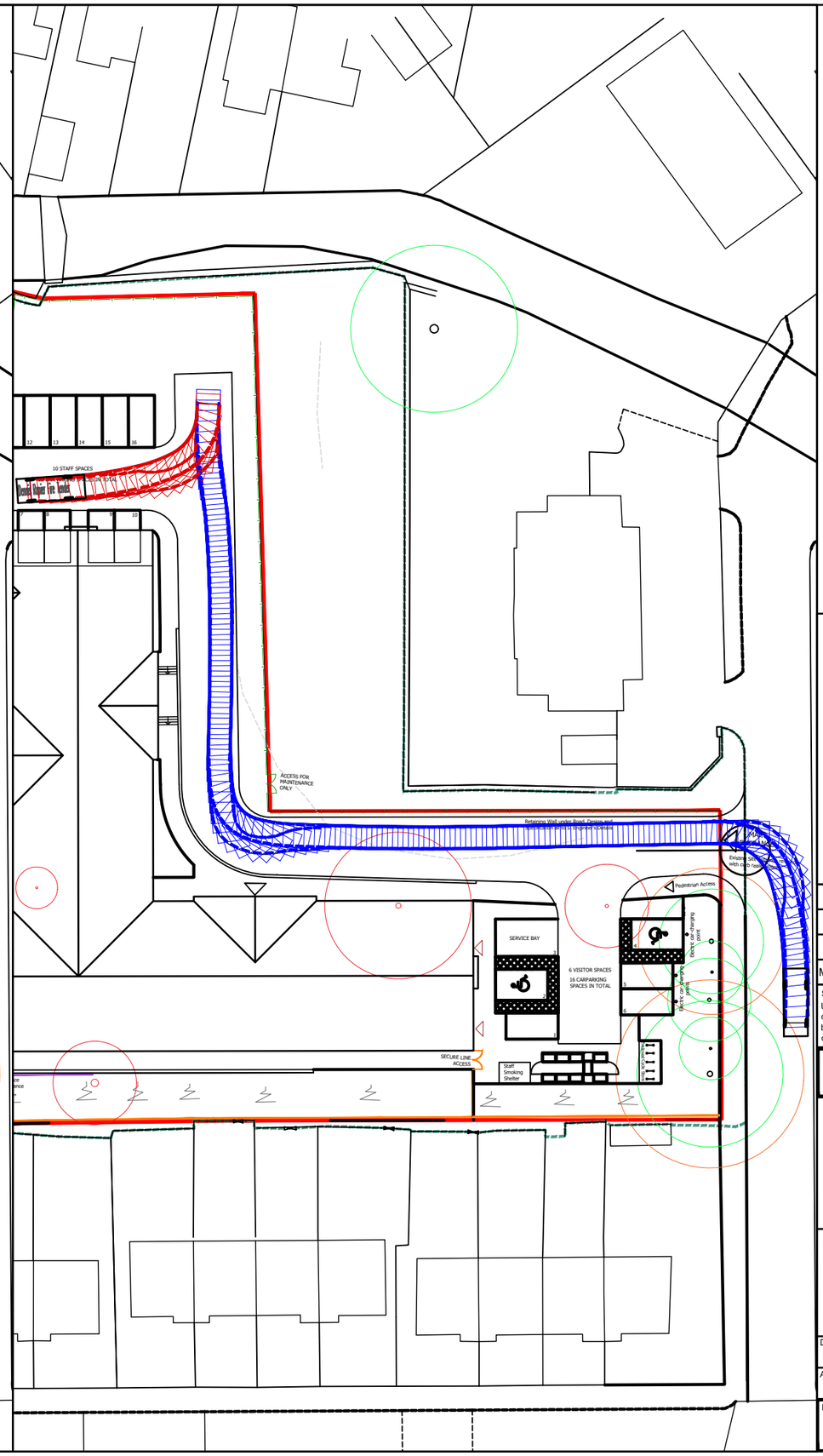
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Date of 1st Issue	Designed	Drawn
09.09.2022	-	IE
A3 Scale	Checked	Approved
1:500	BL	BL

Drawing Number	Revision
3321010757/100/004	-





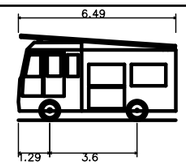
NOTES:

1. DRAWING BASED ON 'PROPOSED SITE PLAN' DRAWING (REFERENCE: WYTHA-WBA-S1-00-DR-A-PL-021 P6), PRODUCED BY WATSON BATTY ARCHITECTS, SEPTEMBER 2022.

KEY:

- SITE BOUNDARY
- FORWARD GEAR
- REVERSE GEAR

VEHICLE DETAILS:



Dennis Rapier Fire Tender	
Overall Length	6.490m
Overall Width	2.300m
Overall Body Height	3.498m
Min Body Ground Clearance	0.383m
Track Width	2.300m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	6.095m

Mark	Revision	Date	Drawn	Chkd	Appd

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Drawing Issue Status

INFORMATION

EXEMPLAR, PADIHAM, BURNLEY SWEPT PATH ANALYSIS: FIRE TENDER

Client

Exemplar Health Care

Date of 1st Issue	Designed	Drawn
09.09.2022	-	IE
A3 Scale	Checked	Approved
1:500	BL	BL

Drawing Number: 3321010757/100/005

Revision: -

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