

Report to the Cabinet

Meeting to be held on Thursday, 9 August 2018

Report of the Head of Design and Construction

Part I

Electoral Division affected:
Preston City; Preston South
East;

S278 Olive School, Adelaide Street, Preston Addition of Proposed Changes to Highway Layout at Adelaide Street and Miller Street, Preston, Associated with the Olive School Development, (Section 278 funded) to the Highways Block of the 2018/19 Capital Programme

Contact for further information:

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Executive Summary

Following the granting of planning permission for the Olive School, Preston, there is a planning condition requiring the introduction of off-site highways improvements on roads around the new school.

These improvements are in the form of traffic calming works, which will be fully funded by the developer pursuant to a Section 278 Agreement under the Highways Act 1980.

This is deemed to be a Key Decision and the provisions of Standing Order C19 have been complied with.

Recommendation

Cabinet is requested to approve the addition of £38,560 to the Highways block of the 2018/19 Capital Programme, as set out in the report.

Background and Advice

On 20 March 2018, planning approval was granted by Preston City Council for the change in use of office accommodation (part retrospective) located on Primrose Hill, Preston, to a state funded school (reference 06/2017/0766). As a condition of planning consent, off-site highways improvements in the form of traffic calming measures are required on Adelaide Street and Miller Street, located between New

Hall Lane and London Road. These works are necessary to improve the route school children will be using to access the new school.

The scheme would be fully funded pursuant to a Section 278 Agreement, requiring advance payment from the developer along with the provision of a surety or the lodging of a performance deposit to mitigate any possible financial risk to the council.

Consultations

As part of the planning process undertaken by the Planning Authority, statutory consultations have been completed, the results of which informed the decision making process of granting planning permission. It will however be necessary to carry out specific consultation in relation to the traffic calming scheme in due course and this will be duly arranged with any objections being considered and a future decision being made in accordance with the council's constitution.

Implications:

This item has the following implications, as indicated:

Financial

All work will be fully funded by the developer by an advance payment under the terms of the Section 278 Agreement. The Agreement means that the developer is required to pay all actual costs associated with the work. These costs are monitored and if necessary additional payment will be requested to safeguard the county council from financial risk. The total estimated cost is £38,560 including all contingencies and design fees.

Risk management

The advance payment of the full works cost and the Section 278 Agreement provides a robust mechanism to safeguard the county council from any financial risk in carrying out the construction and supervision of these works.

List of Background Papers

Paper	Date	Contact/Tel
Planning number: 06/2017/0766	20 March 2018	Preston City Council

Reason for inclusion in Part II, if appropriate

N/A