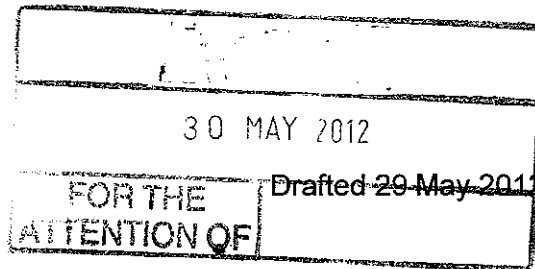


Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
01254 828060
D3/12/0219



Dear Sir

**Planning Application, Ribble Valley District
D3-12-0219 Altham Pumping Station, Burnley Road, Simonstone**

I refer to your letter of 12 April 2012 concerning the above application, a amended site layout has been submitted (TRI-815-04).

As previously stated, I have no objection in principle to this application on highway safety grounds. However, the amended layout addresses the concerns I raised regarding highway safety.

The crossing distance for pedestrians at the junction mouth, kerb-to-kerb is 12m and drop kerbs have now been shown to assist safe pedestrian movements and link to the existing footway.

In addition, there is a now a designated pedestrian route to the main entrance.

I am satisfied, therefore, that my previous concerns have been addressed and that the amended site layout should be ratified as the formal document as part of any subsequent consent.

The previously stated Standard Conditions should still apply to this application, subject to consent being granted at a later date:-

A. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This is 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.

B. 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 reserved 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 Brian Eagle, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT on 01254 770960 or customerserviceeast@lancashire.gov.uk

C. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

D. In the interests of residential amenity and to enhance safe working practices on or near the highway, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

1. the parking of vehicles of site operatives and visitors,
2. loading and unloading of plant and materials,
3. storage of plant and materials used in constructing the development,
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
5. wheel washing facilities,
6. measures to control the emission of dust and dirt during construction, and
7. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
01254 828060