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

Your ref
Our ref TL /3/2013/0440
Date 14th June 2013

FAO Stephen Kilmartin



Dear Sirs

Planning application no: 3/2013/0440

Proposal: Outline application for residential development of land for 14 houses, 3 bungalows and a new access road.

Location: Land to the rear of Pendle Street East Sabden BB7 9EQ.

I do not have a fundamental objection to this application, but please note the following comments.

In the design and access statement, section 5.3, it is stated that each dwelling will be provided with two on-site (off-street) car parking bays. However, the application form, section 10, states that 28 parking spaces only are to be provided. Please ask the developer to confirm that 34 on-site parking spaces are to be provided.

Please ask the developer to provide a pedestrian / cycle link from the end of the proposed estate road to bridle way no 76, to help to facilitate permeability and journeys by foot.

Before any construction work commences on site, the developer should prepare a construction management plan setting out times of operation, times of movement of materials and plant in and out of the site, routes to be used to and from the site, parking for operatives etc., for consideration and approval by RVBC.

Please add the following conditions and note to any planning consent you may decide to grant.

Jo Turton
Executive Director for the Environment
LCC Highways Depot • Riddings Lane • Whalley •
BB7 9RW



Condition 1.

The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any other construction work takes place within the site. Reason: To ensure that satisfactory access is provided to the site before the construction of the development hereby permitted commences.

Condition 2.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The land to be the subject of this condition shall be at the junction of the new estate road and Pendle Street East, and shall be that land in front of the visibility splays shown on drawing number 07B, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.

Condition 3.

Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. 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.

Note.

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

Yours faithfully

Trevor Lewis
Traffic and Development Engineer