

Ribble Valley Borough Council
Church Walk,
Clitheroe,
BB7 2RA

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref: LHS/CS/3/2016/0984
Date: 21st November 2016

For the attention of Robert Major.

Proposal:	Discharge of conditions 3 (materials), 4 (bird and bat boxes), 5 (landscaping), 6 (foul and surface water drainage), 8 (construction management plan), 10 (renewable energy), 11 (junction improvements), 12 (off site highway works) and 14 (boundary treatment) from planning permission 3/2016/0748.
Location:	Land off Chatburn Old Road Chatburn
Grid Ref:	376541 - 444006

With regard to your letter dated the 7th November 2016

The Highway Development Control Section has made the following comments regarding the discharge of conditions 8 (construction management plan), 11 (junction improvements), 12 (off site highway works): -

Condition 8 (construction management plan):-

The Highway Development Control Section recommends: -

1. The site access road to the compound area, storage area and contractors parking area shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least sub base level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.
2. The new estate road for the residential development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development commences fronting the new access road. Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

Condition 11 (junction improvements)

We have written to our section 278 officer today to determine if the applicant has submitted a formal section 278 request for the junction improvement and if the scheme has been approved.

Condition 12 (off site highway works)

We have written to our section 278 officer today to determine if the applicant has submitted a formal section 278 request for the off-site highway works and if the scheme has been approved.

Where the applicant has not submitted the section 278 works they are advised to search www.lancashire.gov.uk and search for 278 agreement, where further information and guidelines can be found regard the formal section 278 submission.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer