

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk
Your ref: 2019/0340
Our ref:
Date: 01/05/2019

Dear Sirs

Re: Planning Application 19/0340

Address: Land off Kingsmill Avenue, Whalley BB7 9PG

Description: Residential development of four dwellings.

With respect to this application we would not wish to raise any objections to the development in principle.

Should you wish to support the application we would expect that the following points where addressed with any subsequent application, the notes following this response should be passed to the applicant.

With regards to the required highway works we would expect the following points to be addressed

- A drainage inspection is required,
- A street lighting will be required around the turning head,
- A footway will need to be added around the turning head,
- The existing PROW will need to be maintained or diverted

It is expected that the details of points raised would be dealt with by way of a Section 278 Agreement, and that if the 4 plots where to be sold as individual plots, then we would look to condition the elements of the Section 278 Agreement prior to any works being undertaken. Similarly it is expected that Lancashire County Councils parking standards

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Sue Harper,
Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Simon Hardie
Highways Development Control
Lancashire County Council

Notes

1. The new site accesses and associated highway works will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for 278 agreement.
2. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433
3. 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. Further details can be found by contacting PROWplanning@lancashire.gov.uk
4. For the full period of construction facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. *(There should also be provision to sweep the surrounding highway network by mechanical means if needed.)* 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.
5. 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. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Measures to control the emission of dust and dirt during construction
 - vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - vii) Details of working hours
 - viii) Routing of delivery vehicles to/from site