

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 2019/0427
Our ref:
Date: 10/06/2019

Dear Sirs

Re: Planning Application 19/0427

Address: 27 Humber Street Longridge PR3 3WD

Description: Demolition of existing dwelling and replacement with dormer bungalow.

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

It is noted that Humber Street has no existing turning head and that larger vehicles may have some difficulty accessing and egress the development site.

Should you wish to support the development we would wish that the following conditions are added to the application.

1. No development shall be commenced until the engineering and constructional details of the proposed driveway and entrance have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority. **Reason:** - In order to ensure that the structure of the existing dropped crossing is maintained.
2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary to the gates shall be appropriately

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Director of Highways and Transport
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paved in tarmacadam, concrete, block pavements, or other approved materials.
Reasons: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

3. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the kerb edge across the carriageway and shall open away from the highway **Reasons:** To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
4. Before the access is used for vehicular purposes the land within 3m of the centre line of the driveway shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1m in height above the height at the centre line of the adjacent carriageway. **Reasons:** To assist visibility of vehicles entering and leaving the highway.
5. 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 Humber Street 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.
6. 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:
 - a) The parking of vehicles of site operatives and visitors
 - b) The loading and unloading of plant and materials
 - c) The storage of plant and materials used in constructing the development
 - d) The erection and maintenance of security hoarding
 - e) Measures to control the emission of dust and dirt during construction
 - f) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - g) Details of working hours
 - h) Routing of delivery vehicles to/from site

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council