

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0434 & 0345
Our ref
Date 7th June 2019

Dear Adrian

Application no: **3/2019/0434 & 3/2019/0435**

Address: **Old Sawley Grange Gisburn Rd Sawley BB7 4LQ**

Proposal: **Demolition of two agricultural outbuildings and replacement with a new office building including alterations to an existing listed building**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

The proposal will result in the demolition of an existing agricultural building and the construction of a new office building.

Access

The existing access into the application site will be fully utilised, which is of sufficient formation and provides sufficient visibility.

Parking

The proposed car park will provide 48 parking spaces and 5 disabled parking spaces, there will also be cycle storage available providing covered storage for 10 cycles.

Public Rights Of Way

There is a network of public rights of way which run through the application site, it must be noted that these public rights of way shall be kept free from any obstructions at all times.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Conclusion

In accordance with the submitted plans, and proposed site plan, drawing number 5417 – P01

I would raise no objection to the proposal on highway grounds.

Should your council be minded to approve this application then I would request that the following condition be attached to any permission that may be granted.

Condition

1. 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:
 - The parking of vehicles of site operatives and visitors
 - The loading and unloading of plant and materials
 - The storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction
 - A scheme for recycling/disposing of waste resulting from demolition and construction works
 - Details of working hours
 - Routing of delivery vehicles to/from site and manoeuvring within the site to ensure vehicles are able to enter/leave in forward gear.

Note

1. 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

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

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