

Ribble Valley Borough Council
Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2019/0498
Our ref
Date 10th July 2019

Dear Sir / Madam

Application no: 3/2019/0498

Address: Land Adjacent to Chatburn Old Road, Chatburn
Proposal: erection of Single Detached Dwelling

The proposal is for a single detached dwelling to be erected on land between No 9 Chatburn Old Road and a small residential development of 10 units. As proposed the development is acceptable in highway terms but I would need further clarification regarding the proposal for the land to the front of the retaining wall fronting Chatburn Old Road. I would need to be assured that the treatment of this area, vegetation or otherwise will not impinge on the sight lines available when exiting the drive.

Subject to clarification in respect of the above, I would raise no objection to the proposal on highway grounds but should your council be minded to approve this application I would request the following conditions be attached to any permission that may be granted

1. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full

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Director of Highways and Transport
Lancashire County Council
Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.

2 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
- ❖ Details of working hours
- ❖ HGV delivery times and routeing to / from the site
- ❖ Contact details for the site manager

Note

1 This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges), 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 works can start you must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council