

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2019/0834
Our ref Robert Gregg
Date 20th September 2019

Dear Stephen

Application no: **3/2019/0834**

Address: **Greenacre, Whiteacre Lane, Wiswell, BB7 9BL**

Proposal: **Replacement dwelling house**

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

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Public Rights of Way

There is a public rights of way within close proximity of the application site, namely public footpath 3-47-FP 2 which is to remain clear and free from obstructions at all times in perpetuity of the proposed development.

Conclusion

In accordance with the submitted plans and documentation;

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

Phil Durnell

Director of highways and Transport
Lancashire County Council
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However, in the interest of highway safety and residential amenity, should your council be minded to approve this application then the Local highway Authority would request that the following conditions be attached to any permission that may be granted.

Conditions

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.
2. For the full period of the proposed development, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as and when 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 construction period. **Reason;** to prevent stones and mud being carried onto the public highway to the detriment of road safety

Note

1. The grant of planning permission does not entitle a developer to obstruct a public right of way and any proposed stopping-up or diversion of a public 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

Robert Gregg
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Lancashire County Council
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