

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 2019/0851

Our ref:

Date: 12<sup>th</sup> December 2019

Dear Sirs

**Re: Planning Application 19/0851**

**Address: Ribble Valley View Old Langho Road Langho BB6 8AW**

**Description: Extension of existing holiday lodge park to provide for the siting of 29 additional holiday lodges.**

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

There are however concerns regarding the over-run of the existing highway verge at the entrance to the site from Old Langho Road.

In order to progress the application we would look for some off site highways works to be undertaken. These will include to formation of a kerbed radius and some works to the existing gullies and possibly the provision of a new one.

Should you wish to support the application we would look for the following conditions and notes to be added to the decision notice.

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. Further details can be found by contacting [PROWplanning@lancashire.gov.uk](mailto:PROWplanning@lancashire.gov.uk)
2. 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.

---

**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council  
PO Box 100 · County Hall · Preston · PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

The roads adjacent to the site shall be mechanically swept as required during the full construction period. **Reasons;** To prevent stones and mud being carried onto the public highway to the detriment of road safety.

3. 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 loading and unloading of plant and materials
  - b. The storage of plant and materials used in constructing the development
  - c. Measures to control the emission of dust and dirt during construction
  - d. A scheme for recycling/disposing of waste resulting from demolition and construction works
  - e. Details of working hours
  - f. 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

#### Notes

The applicant is advised that the new site access, 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](http://www.lancashire.gov.uk) and search for "278 agreement".

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](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433

The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. 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.