

Ribble Valley Borough Council
Development Control

Tel 0300 123 6780
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Your ref 3/2019/0921
Our ref 17th October 2019
Date

Dear Sir / Madam

Application no: 3/2019/0921

Address: La127-129 Chatburn Road Clitheroe

Proposal: Demolition and rebuild of 127 Chatburn road and side extension to High Brake House Care Home

The proposal seeks to provide a side extension to High Brake House to increase the number of bedrooms (3) and provide additional / improved facilities. The extension will be facilitated by the demolition of 127 Chatburn Road and its reconstruction on an altered footprint.

I have no objection to this proposed development, but please note the following.

The reconstruction of 127 Chatburn Road will require the relocation of the existing vehicle access crossing which will become redundant therefore should your council be minded to approve this application I would request that the following conditions be attached to any planning permission that may be granted

1. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the redundant vehicular crossing to 127 and 129 Chatburn Road shall be reinstated in accordance with the Lancashire County

Phil Durnell

Director of Highways and Transport
Lancashire County Council

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Council Specification for Construction of Estate Roads concurrent with the formation of the new access.

Reason: To limit the number of access points to, and to maintain the proper construction of the highway.

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

Note

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