

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2020/0579
Our ref Robert Gregg
Date 28th August 2020

Dear Laura

Application no: **3/2020/0579**

Address: **Bowland Wild Boar Park Wardsley Road Chipping PR3 2QT**

Proposal: **Change of use of land to erect nine holiday lodges with parking and an associated package sewage treatment plant.**

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.

The proposal

The proposed change of use of land to erect nine holiday lodges with parking and an associated package sewage treatment plant is to be situated adjacent to an existing colony of pods. The existing site entrance is suitable for the proposal, and the traffic generation is expected to be minimal and outside of peak periods. However, the Local Highway Authority must draw our attention towards any abnormal loads being placed on the surrounding highway network given the individual lodges will measure 12.8 metres x 6.7metres.

The submitted design and access statement refers to the development as "a proposal to erect 9 timber lodges", which would give the impression the individual lodges are to be assembled on site. However, in the same document, in the context of site,

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

assessment, it states "the subject of this application is the change of use of land to install 9 holiday lodges" whilst also referring to the proposals design that will "ensure that the site can be returned to its original condition if the lodges were to be removed at some point in the future".

Whilst the Local Highway Authority would not raise an objection to the proposal, we would need to be satisfied that no highway safety concerns would arise from the proposal in terms of any abnormal loads being introduced to the surrounding local highway network and therefore the lodges should be erected on site as opposed to being transported and installed/removed to/from the site and that any materials being brought to site should be well demonstrated in a construction management plan and transport routing plan.

Parking Provision

Under the previous planning application 2016/0027, the proposal required 6 parking spaces. The current planning application refers to 8 existing parking spaces with 9 proposed parking spaces totalling 17 parking spaces. However, in accordance with the proposed site plan, 22 parking spaces are proposed and should the proposal require 17 parking spaces in total then this should be reflected within the proposed site plan.

Conclusion

In accordance with the submitted plans and documentation;

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, until a construction management plan and transport routing plan has been submitted to and approved in writing by the Local Planning Authority In consultation with the Local Highway Authority. The approved statement/plan shall be adhered to throughout the construction period and in perpetuity of the development thereafter. 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

- How deliveries during construction will be managed
- Routing of delivery vehicles to/from site and manoeuvring within the site to ensure vehicles are able to enter/leave in forward gear.

Reason: to minimise the impact of construction on existing residents in the vicinity of the site.

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

Development Support Technician

Highways and Transport

Lancashire County Council

T: 01282 470840

M: 07976316464

www.lancashire.gov.uk