

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 2020/0885
Our ref:
Date: 23rd November 2020

Dear Sirs

Re: Planning Application 20/0885

Address: Overdale Dilworth Lane Longridge PR3 3ST

Description: Variation of condition 2 of application 3/2018 0819. Revised design to reduce the dwelling from a two storey dormer bungalow to single storey bungalow.

With respect to this application with respect to this application we would not raise any objections to the variation of the condition.

It is noted that there is to be a retaining wall constructed adjacent to the highway, details of its proposed construction will be required. These should include not only the construction and foundation details and the designer.

Should you wish to support the application we would wish for the following conditions to be applied

1. No part of the development hereby approved shall commence until a scheme for the retaining structure adjacent to the highway has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. **Reasons:** In order to satisfy the Local Planning Authority and Highway Authority that the final details of the retaining structure are acceptable before work commences on site.
2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary site shall be appropriately paved in

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tarmacadam, concrete, block pavements, or other approved materials. **Reasons:**
To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

3. 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.
4. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 3 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exasperate unsatisfactory highway conditions in advance of the highway scheme/works.
5. For the full period of construction facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. *(There should also be provision to sweep the surrounding highway network by mechanical means if needed.)* Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.
6. 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 loading and unloading of plant and materials
 - The storage of plant and materials used in constructing the development
 - 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

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

1. 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 or on 01772 533433

2. The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges); 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 and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".
3. 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.