

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref 3/2020/0981  
Our ref Robert Gregg  
Date 17<sup>th</sup> February 2021

Dear Laura

Application no: **3/2020/0981**

Address: **Land at Moran's Farm Pendleton Road Wiswell Clitheroe BB7 9BZ**

Proposal: **Proposed change of use of land for the siting of four holiday lodges with associated parking, access and amenity areas.**

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

### **The proposal**

Having received the requested speed data and revised plan (drawing number ADM/20/34/01 Rev C) which incorporates the visibility splays required from the provided 85<sup>th</sup>ile speed data, as well as the other initially raised concerns I can confirm that the proposed site layout is considered acceptable in terms of highway safety.

It has also been verbally confirmed that no abnormal loads will be required for the transportation of the lodges, however a construction management plan would be required prior to any works being carried out at the site.

The new access point will need to be constructed under Section 278 of the highways Act 1980 and subject to the following conditions being stated on any approval that may be granted, then the proposal would not raise any highway concerns.

### **Conclusion**

In accordance with the revised plan and provided documentation;

I would raise no objection to the proposal on highway grounds subject to the following conditions being stated on any permission being granted.

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**Phil Durnell**  
Director of highways and Transport  
Lancashire County Council  
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## **Conditions**

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
  - 24 Hour emergency contact number;
  - Details of the parking of vehicles of site operatives and visitors;
  - Details of loading and unloading of plant and materials;
  - Arrangements for turning of vehicles within the site;
  - Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
  - Measures to protect vulnerable road users (pedestrians and cyclists);
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - Wheel washing facilities;
  - Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
  - Measures to control the emission of dust and dirt during construction;
  - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
  - Construction vehicle routing;
  - Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

**Reason:** - In the interests of the safe operation of the adopted highway during the demolition and construction phases.

**Note:** Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as

the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)

- All references to public highway include footway, carriageway and verge.
- 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, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

**Reason:** To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

- 3. All visibility splays at the construction site access to the development shall be cleared to ground level prior to the commencement of any works.

**Reason:** To enable all construction traffic to enter and leave the development site in a safe manner without causing a hazard to other road users.

- 4. No building (or use hereby permitted) shall be occupied (or use commenced) until visibility splays 2.4 metres back from the centre line of the access and extending 35m metres on the nearside carriageway edge in both directions have been provided, as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

**Reason:** To ensure adequate inter-visibility between highway users on Pendleton Road and the site access, in the interests of highway safety.

- 5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 7m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

**Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

- 6. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

**Reason:** In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site.

## **Note**

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

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 Officer

Highways and Transport

Lancashire County Council

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