

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0240
Our ref Robert Gregg
Date 20th April 2021

Dear Laura

Application no: **3/2021/0240**

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

Proposal: **Discharge of condition 6 (Construction Management Plan) of planning application 3/2020/0579**

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

The proposal

The proposal seeks to discharge condition number 6 of planning application 3/2020/0579. The previous discharge of condition application 3/2020/0867 for the discharge of condition number 6 raised serious highway safety concerns which subsequently resulted in the local highway authority raising an objection to the proposed discharge of the condition.

The current proposal seeks to address those previous concerns however there are several issues that require addressing, prior to the local highway authority being satisfied that the terms of the condition have been met, to consider the condition as discharged.

Within the submitted construction method statement, it states that the units (holiday lodges) "will be transported on normal lorries with no abnormal loads" and that "materials delivered to the site will be transported on small HGVs and tractor and dumper trailers".

Whilst it is stated that there will be "no abnormal loads" and that "all lodges will be assembled on site by the supplier". When considering previous discussions with the applicant, regarding abnormal loads and the applicants understanding that transported loads with an overall width of 3.35m would be transported on normal lorries and would therefore not be considered as abnormal, for the avoidance of doubt I ask that the

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applicant is more specific in terms of what is being proposed as normal lorries and small HGVs.

It is also said that all goods will be unloaded adjacent to the development site. However, any unloading of goods would need to be carried out within the boundaries of the development site.

In accordance with the construction method statement, no deliveries shall take place outside the hours of operation, which are: 08:00-18:00 Monday to Friday and 08:00-13:00 Saturday. However, deliveries to the approved development must only be accepted between the hours of 09.30 and 14.30 between Monday to Friday, to avoid peak traffic on the surrounding highway network.

The transport routing plan requires further consideration, a designated route is paramount to the safe delivery of the proposed development and provides clear instruction for deliveries to and from the application site. A dedicated transport routing plan along with set hours for those deliveries as mentioned above would help to provide minimal disruption throughout the course of the development proposal on the local highway network. Providing a routing option as proposed would not satisfy the terms of the condition and the transport routing plan would need to be more specific.

I ask that further clarification is provided and that the construction method statement along with the transport routing plan is revised to satisfy the terms of the condition.

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

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