

Development Control
Ribbles Valley Borough Council

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

Your ref: 3/2021/0311
Our ref:
Date: 1st July 2021

Dear Sirs

Re: Planning Application 21/0311

Address: Brockhall Farm Brockhall Village Old Langho BB6 8BB

Description: Proposal to demolish and convert a number of agricultural buildings at Brockhall Farm, into 8 residential properties; construct a number of garages for the use of the residents; and re-develop the surrounding landscaping to incorporate parking, landscaping and amenity spaces for each property. Resubmission of 3/2020/0180.

With respect to this application we would not raise any objections to the application.

There are however concerns regarding the access along the track to the rear of Larkhill including the lack of pedestrian facilities at the cattle grid to the rear of Bradyll Court.

It is recommended that a pre commencement survey of the access should be undertaken by the applicant and presented to the Larkhill Residents Group with a view to repairing any damaged that could be attributed to the construction phase of the development. The residents group should be approached to take part in the survey, if the residents group do not wish to partake in the survey this should not be used as a reason not to undertake the survey.

Whilst a swept path analysis has been undertaken for a refuse collection vehicle for the passing places, there is no indication as to if the rest of the land is to be farmed. It is advised that the passing places should be of sufficiently large enough to accommodate the passing of tractor with trailer and the refuse vehicle.

Phil Durnell

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

The existing cattle grid will require up grading to accommodate a suitable access for pedestrians.

Due to the extensive nature of the application it is expected that a charging point for electric vehicles shall be included with-in the development to promote sustainable modes of transport. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states :- charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.

Should you wish to support the application we would look for the following conditions to be added to the decision notice.

1. Construction Management Plan (CMP).

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.
- 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).
- 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
- All references to public highway include footway, carriageway and verge.

2. Highway Condition Survey.

No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the un-adopted highway From Larkhill to the development site has been submitted to and approved in writing by the Local Planning Authority. This should also be presented to the Larkhill Residents Group. The survey must consist of:

A plan to a scale of 1:1000 showing the location of all defects identified.

A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No building or use hereby permitted shall be occupied or the use commenced until any damage to the un-adopted highway has been made good to the satisfaction of the Highway Authority.

Reason: To ensure that any damage to the un-adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

3. Completion of Pedestrians/Cycle Access.

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

4. Electric vehicle charging points.

All garage facilities or off-street parking shall include provision of an electrical supply suitable for charging an electric motor vehicle. This shall be provided at a ratio of at least one point per dwelling.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

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

Due to the extensive nature of the application it is expected that a charging point for electric vehicles shall be included with-in the development to promote sustainable modes of transport. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states :- charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.