

Development Control  
Ribble Valley Borough Council

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Your ref: 21.0525  
Our ref: D3.21.0525  
Date: 29<sup>th</sup> June 2021

**App no: 21.0525**

**Address: Discharge of Conditions of planning application 3/2014/0183. Condition 10 (Floor, ridge and eaves heights), 29 (Archaeology), 30 (Landscaping), 32 (Refuse), 35 (Site Access), 39 (Construction Management Plan), 41 and 43 (Foul and Surface Water Drainage), 44 (Site Investigation), 47 (Bird Nesting), 48 (Nesting Bird Check), 49 (Trees and Bats), 50 (Otters), 51 (Invasive Species), 52 (GCN Check), 53 (Badgers), 54 (Water Vole), 55 (Landscape Plan), 56 (Landscape Management), 57 (TPO Details)**

**Proposal: Land at Malt Kiln Brow**

The submitted documents have been reviewed and I would make the following comments.

#### **Condition 35 site access**

The formation of the site access requires the applicant/developer to enter a S278 agreement with Lancashire County Council. No work should be commenced at the site access until the agreement is signed.

The applicant should contact Lancashire County Council by email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) to begin the process. Once the process is underway and we have given technical approval, the details and timing of the construction of the site access can be agreed to allow the discharge of the condition.

#### **Condition 39 construction management plan**

There are concerns about the location of the material store within parcel 2 which results in materials being moved between sites along sections of adopted highway which have limited visibility and no separate footways. This has resulted in safety issues being reported to Lancashire County Council by highway users on Malt Kiln Brow and Church Raike. The parking of operative's vehicles on Fish House Lane and Malt Kiln Brow is restricting the movement of large vehicles and reducing areas for pedestrians to use as refuge whilst large vehicles pass by.

#### **Phil Durnell**

Director of Highways and Transport  
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

The off-loading of materials from large vehicles on Church Raike has been reported which poses a safety concern.

There are a number of safety issues arising from the existing construction operation therefore we would request that the existing arrangements are reviewed and re-submitted before this condition is discharged.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)