

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref 3/2021/0818  
Our ref D3.2021.0818  
Date 6<sup>th</sup> September 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0818**

Address: **Meany Gate 30 Barker Lane Mellor BB2 7ED**

Proposal: **Discharge of conditions 3 (Materials Schedule), 4 (Boundary Treatment Details), 5 (Landscape Plan), 8 (Bird and Bat Box Plan), 11 (Balustrade Screen Details), 14 (External Lighting Details), 15 (Construction Management Plan) from planning permission APP/T2350/W/16/3164118 (LPA ref 3/2016/0346).**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No Objection**

No objection to Discharge of Condition 4, 5 and 15.

#### **No comments**

No comments to Discharge of Conditions 3, 8, 11 and 14.

### **Advice to Local Planning Authority**

#### **Background**

The Local Highway Authority (LHA) are in receipt of a discharge of conditions application for Conditions 3 (Materials Schedule), 4 (Boundary Treatment Details), 5 (Landscape Plan), 8 (Bird and Bat Box Plan), 11 (Balustrade Screen Details), 14 (External Lighting Details), 15 (Construction Management Plan) from planning permission APP/T2350/W/16/3164118 (LPA ref 3/2016/0346).

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

The LHA have no comments to make in regard to Conditions 3,8,11 and 14, with the LHA not conditioning these.

#### **Condition 4**

*"No construction works shall commence until details at a scale of not less than 1:20 of the proposed boundary walling, gates and fencing have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details."*

#### **Highway comments:**

The LHA have reviewed PDG drawing number 21024-302 titled "Boundary Treatment Plan" and are satisfied that the site complies with the LHAs guidance and so have no objection to the discharge of condition.

#### **Condition 5**

*"No construction works shall commence until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include all hard surfaced areas, including the proposed surface treatment and car parking spaces and manoeuvring areas, and the type, species, siting, planting distances and programme of planting of any trees and shrubs. The scheme shall also indicate and specify all existing trees on the land which shall be retained in their entirety, unless otherwise agreed in writing by the local planning authority, together with measures for their protection in the course of development. The development shall be carried out in accordance with the approved details."*

#### **Highway comments:**

The LHA have reviewed PDG drawing number 21024-303 titled "Landscape Plan" and are satisfied that the site complies with the LHAs guidance and so have no objection to the discharge of condition.

#### **Condition 15**

*"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 Statement shall provide for:*

- *Timing of delivery of all off site highway works*
- *The parking of vehicles of site operatives and visitors*
- *The loading and unloading of plant and materials*
- *The storage of plant and materials used in constructing the development*
- *The erection and maintenance of security hoarding*
- *Wheel washing facilities and road sweeper*
- *Details of working hours*
- *Contact details for the site manager*

- *Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)*
  - *Routes to be used by vehicles carrying plant and materials to and from the site*
  - *Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.*
- The approved Construction Method Statement shall be adhered to throughout the construction period for the development."*

**Highway comments:**

The LHA have reviewed PDG drawing number 21024-305 titled "Construction Management Plan" and are satisfied that the site complies with the LHAs guidance and so have no objection to the discharge of condition.

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council