

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0823
Our ref D3.2021.0823
Date 7th September 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/0823**

Address: **Land off Sheepfold Crescent Barrow BB7 9XR**

Proposal: **Discharge of conditions 5 - Wildlife Highway Details 9 - Acoustic Fence Details 11- S278 for the offsite access with LCC 15 - Construction Method Statement and Site Layout**

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 11 and 15.

No comments

No comments to Discharge of Conditions 5 and 9.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a discharge of conditions application for Conditions 5 (Wildlife Highway Details), 9 (Acoustic Fence Details), 11 (S278 for the offsite access with LCC) and 15 (Construction Method Statement and Site Layout) of planning permission 3/2018/0910 at the land off Sheepfold Crescent, Barrow.

The LHA have no comments to make in regard to Conditions 5 and 9, with the LHA not conditioning these.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Condition 11

"No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. Thereafter the site access and off site highway works shall be completed prior to the occupation of the first dwelling on the site.

REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site."

Highway comments:

The LHA have reviewed REFA drawing number 20046/03/2 Rev A and REFA drawing number 20046/02/1 Rev B and are satisfied that the site complies with the LHAs guidance and so have no objection to the discharge of condition.

Condition 15

"Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a Construction Method Statement for the relevant phase has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:

- A. The location of parking of vehicles of site operatives and visitors*
- B. The location for the loading and unloading of plant and materials*
- C. The location of storage of plant and materials used in constructing the development*
- D. The locations of security hoarding*
- E. The highway routes of plant and material deliveries to and from the site.*
- F. Days and hours of operation for all construction works.*
- G. Contact details of the site manager*

The approved statement shall be adhered to throughout the construction period of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development."

Highway comments:

The LHA have reviewed 065/CMS/01 and the Traffic Management Strategy 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