

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1105
Our ref D3.2021.1105
Date 1st December 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/1105**

Address: **Land at Morans Farm Pendleton Road Wiswell BB7 9BZ**

Proposal: **Discharge of conditions 4 (Construction Management Plan) 9 (Site Access) and 12 (Bat Roosting) of planning permission 3/2020/0981.**

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.

Objection

Objection to Discharge of Condition 9.

No Comments

No comments to Discharge of Condition 12.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a discharge of conditions application for Conditions 4 (Construction Management Plan), 9 (Site Access) and 12 (Bat Roosting) of planning permission 3/2020/0981 at the Land at Morans Farm, Pendleton Road, Wiswell.

It is worth noting that Condition 12 was not conditioned by the LHA and so the LHA have no comments to make.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Condition 4

"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;*
- Details of the parking of vehicles of site operatives and visitors;*
- Details of loading and unloading of plant and materials;*
- Arrangements for turning of vehicles within the site;*
- 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);*
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- 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."*

Highway Comments:

The LHA have reviewed the Construction Management Plan and have no objection to the discharge of condition.

Condition 9

"No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

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

Highway Comments:

The LHA have reviewed ADM Design drawing number ADM/MORANS/LP titled "Logistics Plan" and are satisfied that the access width complies with the LHAs guidance. The LHA inform the Applicant that any works undertaken to the access should be subject to a S278 agreement.

The LHA are also aware that the access during the construction phase of the development will be gated. The LHA have reviewed the drawing and are aware that the gate is setback approximately 7.5m from Pendleton Road which is an unclassified road subject to a 60mph speed limit.

While the LHA would have no objection to the gate being setback this distance if it was just to serve the 4 holiday lodges and after the construction phase had ended, the LHA during the construction phase require the gate to be setback a minimum distance of 10m from the public highway. This is because the swept path analysis, which is shown on the drawing, shows that the largest vehicle will be approximately 9.9m in length. Therefore, should the gate be setback 7.5m, as identified on the drawing, the delivery vehicle will have to wait on the public highway to operate the gate. This could be to the detriment of highway safety, especially when Pendleton Road is subject to a 60mph speed limit.

Therefore, the LHA require the gate to be setback a minimum distance of 10m during the construction phase of the proposal and then a minimum distance of 5m when the access is serving the proposed 4 holiday lodges.

The LHA also request that the visibility splays which were agreed under application reference 3/2020/0981, are provided on the revised access drawing. The LHA accepted visibility splays of 2.4m x 31.5m to the right and 2.4m x 34.15m to the left of the access, following a speed survey undertaken by a Transport Consultant.

Once a revised drawing shows the gate is setback the required distance and the visibility splays are shown on the drawing, the LHA will have no objection to discharge the condition.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council