

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0166
Our ref D3.2022.0166
Date 30th March 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2022/0166**

Address: **Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS**

Proposal: **Discharge of conditions 4 (Highways), 8 (CEMP), 11 (Drainage) and 12 (Drainage verification) of application 3/2021/0076**

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

Summary

Objection

Objection to Discharge of Condition 4 and 8.

No Comment

No comment to Discharge of Condition 11 and 12.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a discharge of conditions application for Conditions 4 (Highways), 8 (Construction Management Plan), 11 (Drainage) and 12 (Drainage Verification) of planning application 3/2021/0076 at Queen Mary Terrace and Bridge Terrace, Mitton Road, Whalley.

It is worth noting that the LHA have no comments to make regarding Condition 11 and 12 with the LHA not requesting to condition this.

Condition 4

"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 mitigation 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 scheme/works are acceptable before work commences on site."

Highway Comments:

The LHA have reviewed the highway scheme and require the Applicant to agree a Section 278 agreement with the LHA before the condition can be discharged.

The LHA advise the Applicant to contact the LHAs Section 278 team to discuss further.

Condition 8

"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:

- 1. 24 Hour emergency contact number;*
- 2. Details of the parking of vehicles of site operatives and visitors;*
- 3. Details of loading and unloading of plant and materials;*
- 4. Arrangements for turning of vehicles within the site;*
- 5. 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;*
- 6. Measures to protect vulnerable road users (pedestrians and cyclists);*
- 7. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- 8. Wheel washing facilities;*
- 9. Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;*
- 10. Measures to control the emission of dust and dirt during construction;*
- 11. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- 12. Construction vehicle routing;*
- 13. 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."

Highway Comments:

The LHA have reviewed the Construction Management Plan and object against the discharge of condition currently.

This is because firstly, the LHA are aware that the site which is accessed off Mitton Road a B classified road subject to a 30mph road, will have 4 accesses during the construction phase.

2 of the accesses have already been approved under application reference 3/2021/0076 to serve the site, while the other 2 will be constructed temporary and used during the construction phase only.

However, the LHA have reviewed Prospect Homes drawing number CMP-01 Rev C titled "Construction Management Plan" and are unable to support the creation of the temporary access for Parcel One. This is because the proposed temporary access is overlooking the existing commercial access serving Mitton Road Business Park, which the LHA have concerns about.

The LHA are also unsure about the need to create a temporary access to serve Parcel One. This is because, as stated in the Construction Management Plan, all deliveries are going to be controlled and by appointment only. Therefore, the LHA are not convinced about the need for a temporary access in this location and request that the existing access is used for all visitors, in and out of the site.

Furthermore, the LHA are aware that one of the justifications to create a temporary access during construction is so that the two accesses can be used in an "in, out only formation." However, should the developer have concerns regarding not being able to exit the site in a forward gear for deliveries, an internal turning area should be provided to ensure this occurs.

The LHA are aware that there is an access to the compound area from Pendle Drive. However, the LHA are unable to support the creation of the access located off Pendle Drive due to the residential nature of the road and request that this link is removed from the plan.

The LHA are also concerned that the link located off Pendle Drive, will be used to serve Parcel 2 with raw materials from the compound transported from this area. However, to prevent the need to transport materials from Parcel 1 to 2, the LHA require a small, compound area to be erected at Parcel 2.

The LHA have further reviewed Prospect Homes drawing number CMP-01 Rev C and require the proposed temporary access serving Parcel 2 can provide the minimum visibility of 2.4m x 51m in both directions. This is to ensure that the minimum visibility is provided which was agreed following the speed survey being accepted under application reference 3/2021/0076.

The LHA also require that Parcel 2 provides a parking area for visitors to the Sales Complex to use. This is because the LHA want to prevent inappropriate parking associated to the development from occurring.

Yours faithfully



Highway Development Control
Highways and Transport
Lancashire County Council