

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0521
Our ref D3.2022.0521
Date 29th July 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0521**

Address: **Ribble Valley View Old Langho Road Langho BB6 8AW**

Proposal: **Discharge of Conditions 7 (Construction Management Plan), Condition 9 (PROW protection measures) and Condition 13 (Surface Water Sustainable Drainage Scheme) of application 3/2021/0335.**

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 7 and 9.

No Comment

No comment to Discharge of Condition 13.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a discharge of conditions application for Conditions 7 (Construction Management Plan), 9 (PROW protection measures) and 13 (Surface Water Sustainable Drainage Scheme) of planning application 3/2021/0335 at Ribble Valley View, Old Langho Road, Langho.

It is worth noting that the LHA have no comments to make regarding Condition 13 with the LHA not requesting to condition this.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Condition 7

" 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:

- o 24 Hour emergency contact number;*
- o Details of the parking of vehicles of site operatives and visitors;*
- o Details of loading and unloading of plant and materials; o Arrangements for turning of vehicles within the site;*
- o 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;*
- o Measures to protect vulnerable road users (pedestrians and cyclists);*
- o The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- o Wheel washing facilities;*
- o Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;*
- o Measures to control the emission of dust and dirt during construction;*
- o Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- o Construction vehicle routing;*
- o 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 are satisfied that the site complies with the LHAs guidance and so have no objection to the discharge of condition.

Condition 9

"Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works. A scheme showing the protection measures shall be submitted to the LPA and agreed prior to any construction works.

REASON: to ensure the Public Right of Way is safe and available during the period of construction in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 98 of the National Planning Policy Framework 2019."

Highway Comments:

The LHA have reviewed the Protection Measures document 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