

Development Control  
Ribbles Valley Borough Council

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

Your ref: 22.0568  
Our ref: D3.22.0568  
Date: 27<sup>th</sup> February 2023

**App no: 22.0568**

**Address: Land to rear of Malt Kiln House Malt Kiln Brow Chipping**

**Proposal: Four new, two-storey residential dwellings**

The following comments are made to the amended plans and documents named Hodson Homes 'Proposed site plan' MKB/P01 Rev F, 'Proposed site sections' x 2 drawings MKB/P02 Rev C, 'Drainage strategy Rev D, Hodson Homes 'S278 Highway works – General arrangement' MKB/P07 Rev B, 'Swept path analysis MKB/P06 Rev A, Maintenance and management plan dated January 2023 Rev C, Construction traffic management plan dated January 2023 and 'Traffic Management Plan' MKB/P03 Rev D.

#### Construction traffic.

The amended plan Rev D shows 8 operative car parking spaces with access from Malt Kiln Brow.

The amended documents are considered acceptable, we would request a condition to ensure these measures are implemented throughout the construction phase.

#### Future maintenance

Maintenance and management plan dated January 2023 Rev C is submitted and requires residents to manage funds, organise and undertake works. This approach is considered to be fraught with difficulties and we would request a management company needs to be set up to take on this responsibility to organise funds, inspect the infrastructure and undertake repairs as necessary. Street lighting inspection and maintenance needs to be included.

#### Conclusion

There is no objection to the proposal subject to the following conditions.

1. The Construction Traffic Management drawing MKB/P03 Rev D shall be adhered to throughout the construction phase.
2. Upon completion of the construction phase, the vehicle access and hardstanding from Malt Kiln Brow shall be removed and reinstated to its former condition.

#### **Phil Durnell**

Director of Highways and Transport  
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

3. Prior to commencement a scheme for the site access including culverting of the watercourse, retaining wall technical approval and vehicle restraint system shall be submitted to and approved by the Local Planning Authority. The works shall be implemented prior to the first use of the site unless otherwise agreed in writing.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Fish House Lane to points measured 43m in both directions to the nearer edge of the carriageway of Fish House Lane, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.
5. Within 3 months of commencement details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.
6. Within 3 months of commencement full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
7. The internal estate roads shall be constructed in accordance with the approved engineering details and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.
8. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.
9. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

Notes

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) .

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)