

Development Control
Ribbles Valley Borough Council

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Your ref: 22.0568
Our ref: D3.22.0568
Date: 29th December 2022

App no: 22.0568

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

Proposal: Four new, two-storey residential dwellings

The amended plans and documents named 'Traffic Management Plan' MKB/P03 Rev C' dated 02.12.2022 and 'Construction and Environment Management Plan' have been reviewed.

The revised plans amend the access arrangements for construction delivery vehicles. The proposed site access on Fish House Lane will provide a single two-way access for vehicles with an internal turning and storage area.

Access, parking and turning for contractors/operatives vehicles will be provided separately via the previously approved access on Malt Kiln Brow. The area shaded yellow measures approximately 7.5m by 24.5m which is insufficient to provide parking and turning for more than a few vehicles. Operative parking has been a concern previously and overspill onto Malt Kiln Brow and Fish House Lane is not supported by the Highway Authority due to conflict with pedestrians and other highway users due to lack of footways and restricted carriageway widths. Revision B provided 8 operative car parking spaces therefore more information is requested to show a suitable provision for operative parking.

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