

Development Control  
Ribble Valley Borough Council

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

Your ref: 22.1039  
Our ref: D3.22.1039  
Date: 22<sup>nd</sup> November 2022

**App no: 22.1039**

**Address: Land adjacent to 115 Kemple View Clitheroe**

**Proposal: Proposed construction of two new detached dwellings with associated access and garden areas. Resubmission of 3/2021/1263**

The submitted documents and plans, including Peter Hitchen 'Proposed site plan' 366-A302 and 'Site drainage diversion and proposed building outline' PHA/366-100 have been reviewed and the following comments are made.

### **Summary**

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

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

### **Advice**

There is an outline application for 3 new dwellings approved under reference 2018-0740, an application for full approval for 2 new dwellings was withdrawn under reference 2020-0390 and then refused under application 2021-1263.

The level of car parking and turning areas are considered acceptable.

There are no garages proposed. Each dwelling requires a secure, covered cycle store and electric vehicle charging point.

The proposed highway drain diversion shown on drawing 'Site drainage diversion and proposed building outline' PHA/366-100 is acceptable.

### **Condition**

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by

**Lancashire County Council**

Phil Durnell

Director of Highways and Transport

PO Box 100, County Hall, Preston, PR1 0LD



the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

2. Prior to commencement of any building works, the drainage diversion works shown on drawing 'Site drainage diversion and proposed building outline' PHA/366-100 shall be completed in accordance with Lancashire County Council Specification under an appropriate agreement with access rights agreed thereafter.
3. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before any other construction work is carried out.
4. Prior to the first occupation of any dwelling, the car parking and turning areas shall be provided and maintained thereafter for the purposes of vehicle parking.
5. Prior to first occupation each dwelling shall have a secure cycle store for at a ratio of 1 cycle space per bedroom.
6. 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.

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

