

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

F.A.O. Lesley Pickup

Your ref 3/2022/1099
Our ref
Date 23/01/2023

F.A.O. Emily Pickup

Planning Application No: 3/2022/1099

Proposal: Proposed demolition of side extension, proposed two storey side extension and front porch.

Location: 4 Commons Lane Balderstone BB2 7LP

I have viewed the plans and the highway related documents submitted:

Lancashire County Council acting as the Local 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 subject to the following conditions being stated on any approval.

There is a proposed vehicular access , ref: Proposed site plan , Nov 22, Drawing no. 03-22-P02 with this proposal.

I would recommend the following condition and informative note:

Condition

- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwellings existing in their proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.
- No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by 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
 - ii) The loading and unloading of plant and materials
 - iii) The erection and maintenance of security hoarding

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

- iv) Measures to control the emission of dust and dirt during construction
- v) A scheme for recycling/disposing of waste resulting from demolition and construction works
Details of working hours

Informative Note

This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Highways Development Support
Lancashire County Council