

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0088
Our ref: D3.2023.0088
Date: 2nd March 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0088**

Address: **Talbot Hotel 5 Talbot Street Chipping PR3 2QE**

Proposal: **Discharge of Condition 3, 4, 5, 6, 8,9,10,11,12 of Listed Building Consent 3/2022/0278.**

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 8.

No comments

No comments to Discharge of Condition 3, 4, 5, 6, 9,10,11,12.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of conditions application to discharge conditions 3, 4, 5, 6, 8,9,10,11,12 of Listed Building Consent 3/2022/0278. The approved application was to convert the public house into one dwelling and a holiday let and convert the adjacent barn into 3 dwellings at the site.

Condition 8

"No development other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



to and approved in writing by the local planning authority. The approved plan / statement shall provide:

*Details of the parking of vehicles of site operatives and visitors;
Details of loading and unloading of plant and materials;
Arrangements for turning of vehicles within the site;
Wheel washing facilities;
Construction vehicle routing;
Delivery and construction working hours.*

REASON: In the interest of safeguarding residential amenity and highway safety."

Highway Comments:

The LHA have reviewed the provided construction management plan and have no objection to the variation of condition.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

