

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/0157
Our ref: D3.2023.0157
Date: 4th April 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0157**

Address: **Black Horse Inn Pimlico Road Clitheroe BB7 4PZ**

Proposal: **Approval of details reserved by conditions 4 (soft landscaping scheme), 7 (surface water drainage), 8 (programme of archaeological investigation and recording), 9 (construction traffic management plan) of planning permission 3/2022/0148.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Objection

Objection to Discharge of Condition 7 and 9.

No comments

No comments to Discharge of Condition 4 and 8.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 4 (soft landscaping scheme), 7 (surface water drainage), 8 (programme of archaeological investigation and recording) and 9 (construction traffic management plan) of planning permission 3/2022/0148. The approved application was to convert and extend the Black Horse Inn into 6 residential dwellings.

The LHA have no comments to make regarding conditions 4 and 8, with the LHA not requesting the Local Planning Authority (LPA) to condition them.

Lancashire County Council

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



Condition 7

"Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 5 l/s;*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution."

Highway Comments:

The LHA have reviewed PD drawing number 1194-01 titled "Proposed Site Plan" and require further information regarding where the surface water drain, labelled AC2, drains to. This is because the LHA are unable to accept drainpipes connecting to any highway owned drains or gullies.

Condition 9

"No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area."

Highway Comments:



The LHA have reviewed the Construction Management Plan and require a swept path drawing showing articulated vehicles using the site access, which is located off Pimlico Road. This is because, as stated in the Construction Management Plan, articulated vehicles will need to reverse into or out of the site. Therefore, to ensure that the reversing manoeuvre for an articulated vehicle is possible, a swept path is required.

The LHA also require in the Construction Management Plan, the developer to state that a qualified banksman will be on site when deliveries are occurring and will be on hand when delivery vehicles are reversing into the site.

Yours faithfully

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

