

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0197
Our ref: D3.2023.0197
Date: 31st March 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0197**

Address: **Keepers Cottage Northcote Road Langho BB6 8BD**

Proposal: **Approval of details reserved by conditions 4 (Landscaping Plan), 10 (Construction Management Plan), 17 (Foul and Surface Water) and 20 (Details of heat pump) of planning permission 3/2022/0637.**

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 10 and 17.

No comments

No comments to Discharge of Condition 4 and 20.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 4 (Landscaping Plan), 10 (Construction Management Plan), 17 (Foul and Surface Water) and 20 (Details of heat pump) of planning permission 3/2022/0637. The approved application was to extend the existing B and B and convert it into an 8-bed boutique hotel.

The LHA have no comments to make regarding conditions 4 and 20, 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 10

" No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- *The erection and maintenance of security hoarding where appropriate;*
- *Wheel washing facilities;*
- *Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of the construction;*
- *Measures to control the emission of dust and dirt during construction;*
- *Delivery, demolition and construction working hours.*

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period of the development.

REASON: In the interests of safeguarding neighbouring residential amenity and for the safe operation of the adopted highway during the demolition and construction phases."

Highway Comments:

The LHA have reviewed the provided construction management plan and object to the discharge of condition. This is because the LHA are aware that the existing B and B buildings which fronts the back of the footway along Northcote Road and Old Langho Road, will be having refurbishments undertaken on the building. These works include, as stated in the approved Design and Access Statement:

- Extending the existing building by 4 metres from the existing South/East aspect to accommodate the spaces required in the proposal.
- Providing anew double height extension measuring 6.5m x 3m to replace the existing porch to form a new entrance for the hotel.
- The roof will be replaced.
- The first floor eaves will be raised by 1 metre.

These works to the building mean that work will be undertaken adjacent to the adopted highway. Therefore, the LHA require the Agent/ Developer to contact the LHAs Streetworks team at lhsstreetworks@lancashire.gov.uk or on 01772 533433 to get a permit to work adjacent to the highway before any works begin.

Should scaffolding be located on the footway which will require a Scaffolding Licence or the use of the footway along Northcote Road and Old Langho Road is obstructed in any way, a construction traffic management plan may be required to close the footway during



construction. Again, discussions should be had with the LHAs Streetworks to see whether this is required.

Therefore, before the LHA can discharge the condition, the Agent needs to contact the LHAs Streetworks team to discuss the works associated with the proposal. These discussions with the Streetworks team should then be recorded in the amended Construction Management Plan.

Once these discussions are held and the Streetworks team have no objection for the works to commence, along with an amended Construction Management Plan being submitted, the LHA will have no objection to the discharge of condition.

Condition 17

"No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.

REASON: To secure proper drainage and to manage the risk of flooding and pollution."

Highway Comments:

The LHA have reviewed drawing number 5000 titled "Drainage Strategy Plan" and require further information regarding where the new 150mm surface water and 150mm foul pipes will drain to. This because the LHA are unable to accept these pipes connecting to any highway owned drains or gullies.

Yours faithfully

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

