

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0197
Our ref: D3.2023.0197
Date: 24th May 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

No Objection

No 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 re-consultation 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 have no objection to the discharge of condition. Should any works require the closure of the footway fronting Old Langho Road or Northcote Road, an amended construction management plan and traffic management plan are required to be submitted, in consultation with the LHA and Local Planning Authority.

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 Rev A titled "Drainage Strategy Plan" and have no objection to the discharge of condition, with the site not connecting to any highway gullies or drains.

Yours faithfully



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

