

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0263
Our ref: D3.2023.0263
Date: 4th May 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0263**

Address: **Eaves Hall Moor Lane West Bradford BB7 3JG**

Proposal: **Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall (pursuant to variation of conditions 2 (Plans), 3 (Materials), 4 (Landscaping), 5 (Refuse/Cycle Store), 12 (Landscaping Scheme), 14 (Drainage Scheme), 15 (Surface Water Pollution), 16 (Surface Water Ponds), 19 (Construction Method Statement) and 22 (Bird/Bat Boxes) of planning permission 3/2020/0544) to reflect updated layout and change of lodge type and additional technical details submitted.**

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 Variation of Condition 2.
No objection to Discharge of Conditions 5 and 12.

Objection

Objection to Discharge of Condition 19.

No comments

No comments to Discharge of Conditions 3, 4, 14, 15, 16 and 22.

Advice to Local Planning Authority

Lancashire County Council

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



Background

The Local Highway Authority (LHA) are in receipt of a discharge of condition application for Conditions 3 (Materials), 4 (Landscaping), 5 (Refuse/ cycle storage), 12 (Landscaping within the Visibility Splays), 14 (Drainage Scheme), 15 (Surface water Pollution), 16 (Surface water), 19 (Construction Method Statement) and 22 (Nesting boxes) of planning application 3/2020/0544 at the Eaves Hall, Eaves Hall Lane, West Bradford.

The LHA also understands the application is for a Variation of Condition 2 (Plans) as well.

The LHA have no comments to make in regards to Conditions 4, 14, 15, 16 and 22 with the LHA not conditioning these.

Condition 2

"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out on complete accordance with the proposal as detailed on drawing ref.

Location Plan

Existing Site Plan 1813/EX01 rev.A

Proposed Site Plan 1813/PL01 rev.B (received 28.09.2020)

Proposed Eco Lodge 1 Bed 1813/PL02 rev.A

Proposed Eco Lodge 2 Bed 1813/PL03 rev.A

Details 1813/PL04 rev.B (received 24.09.2020)

Reason: For the avoidance of doubt since the proposal was the subject of agreed design improvements/ amendments and to clarify which plans are relevant to the consent."

Highway Comments:

The LHA have reviewed the revised plans and have no objection to the Variation of Condition. However, the approved access will be subject to a section 278 agreement and the LHA require the Developer to contact the LHA in the first instance to discuss the application.

Condition 5

"Within three months of the commencement of development, the siting, details of the construction and design of external refuse recycling/ bin stores and cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be made available for use before the development hereby approved is first occupied and retained thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity."

Highway Comments:



The LHA have reviewed Stanton Andrews drawing number PL.05 Rev A titled "Refuse Store and Cycle Storage" and have no objection to the discharge of condition.

Condition 12

"No development shall take place until details of landscaping and maintenance scheme or the land within the approved visibility splays have been submitted to, and approved in writing, by the local planning authority in consultation with the highway authority."

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety."

Highway comments:

The LHA have reviewed Stanton Andrews drawing number PL.10 Rev B titled "Site Entrance" and are satisfied the landscaping arrangements complies with the LHAs guidance and so have no objection to the discharge of condition.

However, these works will be subject to a Section 278 agreement with the LHA. The LHA require a Section 278 agreement to be reached before any works commence at the site.

Condition 19

"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 and visitors;*
- ii. Loading and unloading of plant and materials;*
- iii. Details of working hours*
- iv. Routing of delivery vehicles to/from site*

Reason: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development."

Highway comments:

The LHA have reviewed the Construction Management Plan and require further details regarding the routing of delivery vehicles to and from the site and the type of vehicles which will be servicing the site during the construction phase, given the local highway network.

The LHA also require further details regarding the holiday lodges. Will the holiday lodges be transported to the site complete or will they be erected on site. Should they be transported to the site, an abnormal load company should be employed to make other road users aware of the high and wide load for the full route to the site. This should be explained and stated in further detail in the Construction Management Plan.



Yours faithfully

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

