

Ribble Valley Borough Council  
Housing & Development Control

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Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 3/2023/0265  
Our ref: D3.2023.0265  
Date: 3<sup>rd</sup> May 2023

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2023/0265**

Address: **Twin Brook Farm Up Brooks Clitheroe BB7 1PL**

Proposal: **Approval of details reserved by conditions 3 (Demolition Method Statement) and 11 (Construction Method Statement) of planning permission 3/2019/1103.**

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 3 and 11.

### **Advice to Local Planning Authority**

### **Introduction**

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 3 (Demolition Method Statement) and 11 (Construction Method Statement) of planning permission 3/2019/1103. The approved application was to demolish the existing dwelling and erect two dwellings at the site.

### **Condition 3**

*"Prior to the demolition of "Twin Brook Farm" a detailed method statement shall have been submitted to and approved in writing by the local planning authority. Which specifies the method of demolition, disposal of materials and measure to make good and ensure the stability of the adjoining barn. The development shall then commence in strict accordance with the approved details.*

#### **Lancashire County Council**

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



*Reason: to ensure an appropriate method of demolition in the interests of visual and residential amenity."*

### **Highway Comments:**

The LHA have reviewed the Method Statement and have no objection to the discharge of condition.

### **Condition 11**

*"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:*

*The parking of vehicles of site operatives and visitors  
The loading and unloading of plant and materials  
The storage of plant and materials used in constructing the development  
The erection and maintenance of security hoarding  
Contact details for the site manager*

*Reason; In the interests of highway safety."*

### **Highway Comments:**

The LHA have reviewed the Construction Management Plan and have no objection to the discharge of condition. The LHA do inform the Developer that separate consent is required from the Lead Local Flood Authority due to works being undertaken adjacent to the watercourse. Please contact [suds@lancashire.gov.uk](mailto:suds@lancashire.gov.uk), prior to work commencing.

Yours faithfully

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

