

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0407  
Our ref: D3.2023.0407  
Date: 17<sup>th</sup> August 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0407**

Address: **Glencroft Pendle Avenue Chatburn BB7 4AX**

Proposal: **Approval of details reserved by conditions 5 (Landscaping) and 8 (Construction Management Plan) of planning permission 3/2020/0112.**

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 8.

#### **No Comments**

No comments to Discharge of Condition 5.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 5 (Landscaping) and 8 (Construction Management Plan) of planning permission 3/2020/0112. The approved application was to demolish an existing dwelling and replace it with two dwellings at Glencroft, Pendle Avenue, Chatburn.

The LHA have no comments to make regarding condition 5, with the LHA not requesting this condition to be implemented on the decision notice.



**Condition 8**

*"No development shall take place until a construction method statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted information shall provide precise details of:*

- A. The siting and location of parking for vehicles of site operatives and visitors*
- B. The siting and location for the loading and unloading of plant and materials*
- C. The siting and locations of all site cabins*
- D. The siting and location of storage of plant and materials used in constructing the development*
- E. The siting and locations of security hoarding*
- F. The siting location and nature of wheel washing facilities to prevent mud and stones/ debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development).*
- G. The timings/ frequencies of mechanical sweeping of the adjacent roads/ highway*
- H. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should be made)*
- I. The highway routes of plant and material deliveries to and from the site*
- J. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.*
- K. Days and hours of operation of all construction works.*
- L. Contact details for the site manager(s)."*

**Highway Comments:**

The LHA have reviewed the amended Construction Management Plan and have no objection to the discharge of condition with the provided route being deemed more suitable than the previously proposed for the reasons highlighted in the previous consultation.

The LHA are aware that there is a dispute with the right to access Pendle Avenue for the development. But the LHA are satisfied with the information submitted by the Developer which demonstrates they have the right to access and so have no objection.

Yours faithfully

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

