

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0407
Our ref: D3.2023.0407
Date: 10th July 2023

FAO Stephen Kilmartin

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

Objection

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.

Lancashire County Council

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



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 Construction Management Plan and object to the discharge of condition. This is because the LHA are unable to accept the use of Kayley Lane when Operatives and servicing vehicles are accessing the site. The LHA are unable to accept the use of Kayley Lane for construction traffic because the lane is single tracked in nature, extremely narrow in places, poorly maintained and serves Public Footpath FP0311011 for the full length of the lane. Therefore, the route for the development is unsuitable.

Instead, the site should be serviced by construction traffic via Downham Road- Victoria Avenue- Pendle Road- Site. While the LHA are aware of the constraints associated with this route such as Pendle Road being a private, unadopted road, the existing dwelling already has a right to access Pendle Road and the two proposed dwellings will also be accessed in this way. The route is also seen as being less problematic than the proposed route for construction traffic and so the route should be changed to reflect the LHAs advice.

Furthermore, the LHA require in the Construction Management Plan, details regarding the site manager(s) for emergency purposes.

Yours faithfully

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



