

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0586
Our ref: D3.2023.0586
Date: 14th August 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0586**

Address: **Root Farm Dunsop Bridge Clitheroe BB7 3BB**

Proposal: **Approval of details reserved by conditions 4 (solar panels), 6 (landscaping), 8 (construction management plan/method statement), 11 (highway works) and 16 (service management plan) of planning permission 3/2021/0952.**

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 Objection

No Objection to Discharge of Condition 11 and 16.

No Comments

No Comments to Discharge of Condition 4 and 6.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 4 (solar panels), 6 (landscaping), 8 (construction management plan/method statement), 11 (highway works) and 16 (service management plan) of planning permission 3/2021/0952. The approved application was to create employment space (Use Class E) at Root Farm, Dunsop Bridge, Clitheroe.



Condition 8

"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:

- *24 Hour emergency contact number;*
- *Details of the parking of vehicles of site operatives and visitors;*
- *Details of loading and unloading of plant and materials;*
- *Arrangements for turning of vehicles within the site;*
- *Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;*
- *Measures to protect vulnerable road users (pedestrians and cyclists);*
- *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- *Wheel washing facilities;*
- *Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;*
- *Measures to control the emission of dust and dirt during construction;*
- *Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- *Construction vehicle routing;*
- *Delivery, demolition and construction working hours.*

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of residential amenity and highway safety."

Highway Comments:

The LHA have reviewed the Construction Management Plan and require a Traffic Management Plan to be submitted showing where the temporary construction signs will be implemented along the adopted highway, before this condition can be discharged. The temporary construction signs should comply with the guidance supplied with Chapter 9 of the Traffic Signs Manual.

Condition 11

"No part of the development hereby approved shall be commenced until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users."

Highway Comments:

The LHA have no objection to the discharge of condition with the technical details being agreed.

Condition 16

"Before the development hereby permitted commences at the site, a Service Management Plan (SMP) regarding the commercial units shall be submitted and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority. The Service Management Plan (SMP) shall describe the means of servicing and times of deliveries and means provision for servicing/ delivery vehicles. The SMP should identify exactly how and what types of vehicles are anticipated for the commercial uses and their delivery times should also be detailed to demonstrate that the proposed system would work. Any measures described in the SMP shall be implemented for the duration of the sites use.

REASON: To enable all delivery traffic to enter and leave the development site in a safe manner without causing a hazard to other road users."

Highway Comments:

The LHA have reviewed the Service Management Plan and have no objection to the discharge of condition, with the type of vehicles servicing the site the same as the ones that already use the local highway network.

Yours faithfully

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

