

Ribble Valley Borough Council
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Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2023/0658
Our ref: 3/2023/0658/HDC/KW
Date: 12 September 2023

Location: Foxley Bank Stables Sawley Road Grindleton BB7 4QS
Proposal: Proposed two-storey and single-storey extension to front. Dormer extension to rear.
Grid Ref: 376856, 446120

Dear Lucy Walker

With regard to your consultation letter dated 25 August 2023, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Lancashire County Council acting as the Local Highway Authority have viewed the plans and related documents and has no objection to the proposal.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed two-storey and single-storey extension to the front as well as a dormer extension to the rear.

Where deliveries by HGVs for the construction of the extension are required, we would recommend that these deliveries be limited to after 9:30am and before 2:30pm to avoid conflict with school pedestrians walking to Bowland High School, and the associated increase in traffic during school start and finish times.

Conditions:

1. Deliveries to the approved development shall only be accepted between the hours of 9:30am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network. **Reason:** In the interest of highway safety.
2. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable. **Reason:** To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway

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and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Informative note:

- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- All references to public highway include footway, carriageway, and verge.

If you have any questions regarding my comments please do not hesitate to contact me.

Yours sincerely

Kate Walsh

Highway Development Control Technician

Highways and Transport

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