

Development Control
Ribble Valley Borough Council

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Your ref: 23.0671
Our ref: D3.23.0671
Date: 13th October 2023

App no: 23.0671

Address: The Warren Warren Fold Hurst Green

Proposal: Outline planning application for the erection of two new residential self-build bungalows for those aged 55 or over (all matters reserved). Resubmission of 3/2022/0469

The submitted documents and plans have been reviewed and the following comments are made.

History

Application reference 3/2022/0469 was refused for Outline planning application for the erection of three new residential self-build bungalows for those aged 55 or over. The Highway Authority did not raise an objection to the proposal.

Application reference 3/2014/0204 was refused and subsequently dismissed at appeal (ref APP/T2350/A/14/2221778) for outline planning application with some matters reserved for the erection of one new residential dwelling. The highway authority did not raise an objection to this application, nor was highways one of the grounds for refusal nor appeal dismissal.

Proposal

This application seeks to erect two bungalows, rather than three as previously proposed under application 3/2022/0469.

Access

The access arrangements are the same as previously proposed under application 3/2022/0469. Therefore, our comments are the same and we would raise no objection to the proposal.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the

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proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Should the application be approved, we would request the following condition.

1. 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:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

Kelly Holt
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Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

