

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0709  
Our ref: D3.2023.0709  
Date: 13<sup>th</sup> March 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0709**

Address: **Talbot Hotel (Barn) 5 Talbot Street Chipping PR3 2QE**

Proposal: **Approval of details reserved by conditions 5 (details of repairs/replacement), 12 (drainage), 13 (Construction Management Plan) and 17 (Landscaping and tree planting) of planning permission 3/2023/0085.**

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 13.

#### **No Comments**

No comments to Discharge of Conditions 3, 4, 7.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge Conditions 5 (details of repairs/replacement), 12 (drainage), 13 (Construction Management Plan) and 17 (Landscaping and tree planting) of planning permission 3/2023/0085.

The permitted application was a variation of condition application to allow separate parties to develop the barn and the Public House at Talbot Hotel, 5 Talbot Street, Chipping. The variation of condition application related to application reference 3/2022/0279 which allowed for the conversion of the public house into one dwelling and one holiday let as well as the conversion of the adjacent barn into three dwellings.



For the avoidance of doubt, this discharge of condition application relates to the conversion of the barn.

The LHA have no comments to make regarding conditions 3, 4 and 7 with the LHA not requesting these conditions to be implemented onto the decision notice.

**Condition 13**

*" No development to the Barn other than groundworks shall take place 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:*

- " 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;*
- " Wheel washing facilities;*
- " Construction vehicle routing;*
- " Delivery and construction working hours.*

*The approved CMP/CMS shall be implemented for the duration of the construction works associated with the Barn.*

*Reason: In the interest of safeguarding residential amenity and highway safety."*

**Highway Comments:**

The LHA have reviewed the amended Construction Management Plan and have no objection to the discharge of condition. But will request that contact details of the site manager should be submitted to the Local Planning Authority (LPA) in case of emergency and to ensure that their details are on record.

Yours faithfully

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

