

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0709  
Our ref: D3.2023.0709  
Date: 27<sup>th</sup> September 2023

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**

#### **Objection**

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 approved application was to convert the Public House into one dwelling and one holiday let and convert the barn to three dwellings at Talbot Hotel (Barn), 5 Talbot Street, Chipping.

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 Construction Management Plan and require a plan showing the compound area and parking for operatives at the site before the LHA can discharge the condition.

The LHA also require further details regarding whether large construction and servicing vehicles will be able to enter the site and access the compound area and turn around to exit the site in a forward gear. Or whether large construction and servicing vehicles will be unable to use the internal access to access the rear of the building. The LHA remind the Developer that any reversing onto the adopted highway poses a highway safety concern and is unacceptable.

Furthermore, the LHA remind the Developer that they need to contact the LHAs Streetworks team at [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 53343 to obtain a permit following works being undertaken adjacent to the highway, with surfacing improvements being made to the access.

These details need to be submitted in a revised Construction Management Plan.

Yours faithfully

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

