

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0019
Our ref: D3.2024.0019
Date: 22nd February 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0019**

Address: **Old Sawley Grange Gisburn Rd Sawley BB7 4LQ**

Proposal: **Approval of details reserved by conditions 4 (materials), 5 (boundary treatment), 8 (bat and bird boxes), 9 (EV charging points) and 10 (construction method statement) of Prior Approval 3/2021/0954 under class Q (a) and (b) for the conversion of the existing agricultural building to form 3 new dwellings.**

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 Conditions 9 and 10.

No Comments

No Comments to Discharge of Conditions 4, 5 and 8.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on a discharge of condition application to discharges condition 4 (materials), 5 (boundary treatment), 8 (bat and bird boxes), 9 (EV charging points) and 10 (construction method statement) of Prior Approval 3/2021/0954 which was for the conversion of an agricultural building to form 3 dwellings at Old Sawley Grange, Gisburn Road, Sawley.

The LHA have no comments to make regarding conditions 4, 5 and 8 with these not being highway related.



Condition 9

" The development hereby permitted shall not be first occupied until the proposed dwelling has been fitted with an electric vehicle charging points of a type to be agreed in writing by the LPA and thereafter retained for the lifetime of the development unless they need to be replaced by either the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities."

Highway Comments:

The LHA have reviewed LARK drawing number 100 Rev A titled "Proposed Site Plan (DOC) and have no objection to the discharge of condition.

Condition 10

" 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. This is requested due to the nature and location of the site 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) Measures to control the emission of dust and dirt during construction*
- vi) A scheme for recycling/disposing of waste resulting from demolition and construction works*
- vii) Details of working hours*
- viii) Routing of delivery vehicles to/from site*

Reason: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development."

Highway Comments:

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

Yours faithfully

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

