

Development Control
Ribble Valley Borough Council

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Your ref: 24.0039
Our ref: D3.24.0039
Date: 11th July 2024

App no: 24.0039

**Address: Land to the rear of Maycroft Cottage and Chipping House Cottage
Hesketh Lane, Chipping**

**Proposal: Proposed drilling of six boreholes for ground source heating
purposes and associated underground pipework.**

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

Access

As provided in detail separately by Lancashire County Council Public Rights of Way Team there are complications arising from the official route of public footpath 03-12025 being obstructed.

Three of the proposed boreholes are located within the alternative route which is used by walkers which runs from Hesketh Lane in a northerly direction in between Maycroft House and Chipping House Cottage.

The works are likely to cause damage to the grass surface of the route and therefore we would request that pre-commencement and post-completion photographic surveys are completed of the route and that any damage to the surface is repaired and reinstated to its original condition.

Hesketh Lane is classified C357 and subject to a national speed limit.

The applicant states that permits will be sought from Lancashire County Council for skips located on the highway. This is considered necessary.

The parking of plant and operatives vehicles should be carefully considered at this location and the wheels of the vehicles must be washed to prevent any debris being deposited onto Hesketh Lane for highway safety reasons.

We would request that a construction traffic management plan is submitted to ensure that the impact upon the highway is managed and minimised.



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

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.

2. Pre-commencement and post-completion photographic surveys shall be completed and submitted to the Local Planning Authority for the section of the alternative public footpath route between Maycroft House and Chipping House Cottage. Any damage caused during the development period shall be repaired to its original condition and under an agreed timetable. Reason: For highway safety.

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