

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2024/0043
Our ref: D3.2024.0043
Date: 17th May 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0043**

Address: **Hillside Moor Lane Wiswell BB7 9DG**

Proposal: **Approval of details reserved by conditions 10 (construction traffic management, 12 (site access works), 16 (visibility splay landscaping), 20 (bat licence), 21 (bat and bird boxes) and 22 (removal of vegetation and nesting birds) of planning permission 3/2023/0223.**

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 10 and 12.

No Objection

No Objection to Discharge of Condition 16.

No Comments

No Comments to Discharge of Condition 20, 21 and 22.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 10 (construction traffic management, 12 (site access works), 16 (visibility splay landscaping), 20 (bat licence), 21 (bat and bird boxes) and 22 (removal of vegetation and nesting birds) from planning permission 3/2023/0223.

The approved application was for a replacement dwelling and the creation of a vehicle access at Hillside, Moor Lane, Wiswell.

The LHA have no comments to make regarding Conditions 20, 21 and 22, with these conditions not being highway related.

Condition 10

"No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable."

Reason: To reduce the possibility of deleterious material being deposited in the highway and becoming a hazard for road users and to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area."

Highway Comments:

The LHA have reviewed the provided Construction Traffic Management Plan and as presented object to the discharge of condition. This is because the LHA require as part of the works associated with the clearing of vegetation, a temporary road closure along Moor Lane to be in place. Details need to emerge regarding how long it will take for the vegetation to be cleared. This way the LHA can assess how long a temporary road closure will need to be in place for. The LHA advise that this is discussed as part of the Section 278 Agreement with the LHA able to obtain the relevant permits for a temporary road closure as part of the agreement.

It would also be useful within the Construction Traffic Management Plan to include an emergency contact.

Condition 12

"No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works (clearing of the vegetation located within the sites visibility splays) of highway mitigation has been submitted to, and approved in writing by, the Local Planning Authority."

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site."

Highway Comments:

The LHA currently object to the discharge of condition. This is because the LHA require a Section 278 Agreement between the LHA and the Applicant to be reached prior to this condition being discharged and prior to any works commencing.



As part of the Section 278 Agreement, the LHA will also include the proposed temporary road closure which will be required when clearing the vegetation located in both directions at the proposed site access. Please contact the LHAs Section 278 team at developeras@lancashire.gov.uk as soon as possible to discuss the proposed works.

Condition 16

"No development shall take place until details of a landscaping and maintenance scheme of the land within the approved visibility splays have been submitted to, and approved in writing by, the local planning authority. The approved landscaping scheme shall be implemented prior to occupation of the dwelling, and the approved maintenance scheme shall remain in place for the lifetime of the development."

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access and in the interests of highway safety."

Highway Comments:

The LHA have reviewed RALA drawing number HLS-RALA-ZZ-XX-DR-A-(SK)-1000 Rev P00 titled "Landscaping Strategy- Visibility Splay" and have no objection to the discharge of condition, with the LHA being satisfied that a suitable strategy has been submitted to protect the approved visibility splays.

Yours faithfully

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

