

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0043
Our ref: D3.2024.0043
Date: 31st 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 12.

No Objection

No Objection to Discharge of Condition 10 and 16.

No Comments

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

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been re-consulted on 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 permission relates to replacing the existing dwelling at Hillside, Moor Lane, Wiswell.



The LHA previously responded to the application on 17th May 2024, objecting to the discharge of condition 10 and 12. Since then, the Agent has provided an updated Construction Management Plan and further discussions have been had regarding Condition 12 which will be expressed below.

It is worth noting that 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 amended Construction Management Plan, sent to the LHA in an email from the Local Planning Authority (LPA) dated 24th May 2024 and have no objection to the discharge of condition. This is because the LHA are satisfied that a road closure is now not needed to undertake the clearing of vegetation located at the new access, with these works already being undertaken retrospectively. The LHA also welcome the provision of an emergency contact and note that an amended site compound plan has been submitted and this will be in place until works occur at the new access.

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, with the LHA requiring the Applicant to gain technical approval from the LHAs Section 278 team before this application can be discharged.

However, following discussions with the LPA and the Agent, the LHA are happy for this condition to be varied to the following:



"Within three months of the date of this permission, a scheme for the construction of the new 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 by, the Local Planning Authority in consultation with the Highway Authority. Works may commence utilising the existing site entrance only until an agreement is in place.

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 at the proposed access."

This condition will be imposed on the forthcoming decision for planning application 3/2024/0184, which is a resubmission of the approved 2023 application this discharge of condition relates to.

As always, the LHA advise the Agent to contact the Section 278 team at developer@lancashire.gov.uk as soon as possible to discuss the proposed works and to gain the appropriate permissions. It is worth noting that the Agent has made contact with the LHA to discuss the works and to push the Section 278 process along which is welcomed.

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

