

Ribble Valley Borough Council  
Housing & Development Control

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 3/2024/0060  
Our ref: D3.2024.0060  
Date: 11<sup>th</sup> March 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2024/0060**

Address: **land at former Higher Standen Farm (adj Swardean Way Valley Lane Higher Peak Crescent South Gate Broadfield Street) Pendle Road Clitheroe BB7 1PR**

Proposal: **Approval of details reserved by conditions 7 (Construction Traffic Management Plan) and 15 (Construction Surface Water Management Plan) of planning permission 3/2023/0305.**

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 7.

#### **No Comments**

No Comments to Discharge of Condition 15

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge condition conditions 7 (Construction Traffic Management Plan) and 15 (Construction Surface Water Management Plan) from planning permission 3/2023/0305. The approved application was to build a 68-bed care home at the land at former Higher Standen Farm, Pendle Road, Clitheroe.



The LHA have no comments to make regarding Condition 15, with the condition not being highway related.

### **Condition 7**

*" 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 (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, 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 provided by Eric Wright and object to the discharge of condition. This is because the LHA do not see the need for a temporary secondary access to be provided to serve the development during the construction phase. Therefore, the LHA require the site to use the already approved access which has already been constructed as part of the Higher Standen development when serving the site. As a result, the change to the access arrangements need to be shown on a revised plan.

Yours faithfully

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

