

From: [REDACTED]
Sent: 20 May 2024 16:06
To: [REDACTED]
Subject: RE: 3/2024/0061 Land adj Ferns Northcote Road Langho - CEMP document

⚠ External Email

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Hi Kathryn

Happy to advise the discharge of Condition 9 (Construction Management Plan).

However, the LHA still object to Condition 12 and 15. This for the reasons below:

Condition 12

Before the LHA can advise to discharge this condition, require a revised plan.

Condition 15

Before the LHA can advise to discharge this condition, a Private Management Plan Document is required. Within the document, the following information needs to be provided:

- What items does the private management company maintain?
- The schedule for maintenance works e.g. the maintenance of vegetation etc.
- Contact details for occupants to report any maintenance issues e.g. if streetlight is out.
- Legal agreement or solicitors document showing the named maintenance company that will maintain the site and what's included within the agreement.

I understand that the Developer is wanting to start work as soon as possible, therefore should no maintenance company be set up or found which is a requirement for the condition to be discharged, I advise that this condition is discharged at a later date, with details needing to be submitted prior to occupation of the first dwelling.

Thanks and regards

██████████ BSc (Hons) MSc MCIHT

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council