

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0061
Our ref: D3.2024.0061
Date: 11th March 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2024/0061**

Address: **Land Adjacent to Ferns Northcote Road Langho BB6 8BG**

Proposal: **Approval of details reserved by conditions 7 (Desk Study), 8 (Foul and surface water drainage scheme), 9 (Construction Management Plan), 10 (Bat and bird boxes), 12 (Landscaping), 13 (New footway and dropped kerb access), 15 (Management and maintenance of estate road), 16 (Internal estate roads) of planning permission 3/2022/0537.**

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 9, 12 and 15.

No Objection

No Objection to Discharge of Condition 13 and 16.

No Comments

No Comments to Discharge of Condition 7, 8, 10.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 7 (Desk Study), 8 (Foul and surface water drainage scheme), 9 (Construction Management Plan), 10 (Bat and bird boxes), 12 (Landscaping), 13 (New footway and dropped kerb access), 15 (Management and maintenance of estate road),



16 (Internal estate roads) from planning permission 3/2022/0537. The approved application was a residential development for the creation of 8 dwellings at the Land Adjacent to Ferns, Northcote Road, Langho.

The LHA have no comments to make regarding Conditions 7, 8 and 10, with these conditions not being highway related.

Condition 9

"No development approved by this permission shall commence a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Management Plan shall be adhered to throughout the construction period and shall provide for:

- i. The routes to be used by construction vehicles carting plant and machinery to and from the site including access which shall have been constructed to base course level;*
- ii. Parking of vehicles within the site of site operatives and visitors;*
- iii. Loading and unloading of plant and materials;*
- iv. Storage of plant, materials and potential ground and water contaminants;*
- v. Erection and maintenance of any security hoardings;*
- vi. A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;*
- vii. A scheme to control noise during the construction phase;*
- viii. Details of site working hours.*

Reason: In the interest of residential amenity and highway safety during construction works."

Highway Comments:

The LHA have reviewed the provided Construction Traffic Management Plan provided by Oak Tree Developments and as presented object to the discharge of condition. This is because further consideration is required regarding the tree protection measures which will be put in place to protect the highway trees located within the highway verge along Whalley Road. The LHA require further consideration to be had in the document to the following points:

- The LHA require no materials of a hazardous nature or spill risk to be stored or left unattended within 5m of the protective fencing if reasonably practicable. If this distance isn't achievable, a suitable distance should be assessed prior to undertaking works and maintained.
- Fires should not be created or allowed to remain burning within 5m of the RPA fencing. When directionally controlled, such as from a torch for material treatment, this should be supervised at all times whilst active. Wind direction and environmental factors should also be taken into consideration.
- No plant machinery shall be stored within the canopy of the trees along the RPA fencing. This is to reduce accidental damage.



- Any works undertaken near or around the location of the trees should be evidenced, as this will remove ambiguity if damage occurs.
- The guidance in BS3998:20210 on tree root diameter classed as a significant diameter is 25mm, not 50mm. This is the size which should not be damaged, and if any roots of this diameter or greater are damaged, works should be halted and the project arborist alerted to assess for advice and consideration for pruning. If discovered, further exploration should be undertaken by hand initially or through use of appropriate equipment such as air spades.

The LHA also advise that all construction traffic entering and exiting the site should use the Whalley Road Bypass Roundabout route.

Condition 12

"Notwithstanding the landscaping proposals indicated on 4986 04 and boundary fencing proposals indicated on 2203-PL-05A, details of all hard and soft landscaping including hedgerows and shrubs within the site to be retained and boundary treatments to each plot shall be submitted and agreed in writing by the Local Planning Authority prior to the commencement of any development and shall thereafter be implemented in the first planting season following the first occupation of any dwelling. The scheme shall include appropriate replacements for the six trees proposed to be removed on the site.

The agreed planting scheme shall thereafter be maintained for a period of 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure the proposal is satisfactorily landscaped and that appropriate replacement trees/hedgerow add to the landscape/ visual amenity value of the area and are thereafter retained as part of the development."

Highway Comments:

The LHA have reviewed DEP drawing number 04 Rev A titled "Landscaping Plan" and object to the discharge of condition as presented. This is because the LHA require the trees located within the sites visibility splays to be pushed further into the site to prevent any obstruction to the splays. Therefore, a revised plan is required.

Condition 13

"Prior to any commencement of development a scheme for the permanent site access and off-site highway works shall be submitted to and approved in writing by the Local Planning Authority. These works shall include:

- a. New footway frontage of the development site of Northcote Road;*
- b. Dropped crossings and tactile paving at footway terminal and crossing points on Northcote Road and Whalley Road to the nearest bus stop.*



All works shall be fully implemented in strict accordance with the approved details prior to the first occupation of any dwelling.

Reason: To ensure that appropriate highway improvements to access the site are provided in the interests of highway safety."

Highway Comments:

The LHA have reviewed the supporting information and are aware that the Section 278 Agreement is at an advanced stage. Therefore, the LHA have no objection to the discharge of condition.

Condition 15

"Prior to the first occupation of any dwelling, proposed arrangements for the future management and maintenance of the estate road within the development shall be submitted and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: To ensure that the estate roads are maintained and managed in an appropriate manner to an adoptable standard."

Highway Comments:

The LHA have reviewed the Private Management Document provided by the Agent and as presented object to the discharge of condition. The LHA object to the discharge of condition because the LHA require a management company to set up and named within the document for clarity.

Condition 16

"Prior to commencement of development full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that the estate roads are maintained and managed in an appropriate manner to an adoptable standard."

Highway Comments:

The LHA have reviewed the supporting information and given that the site will remain private, the LHA have no objection to the discharge of condition.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control



Highways and Transport
Lancashire County Council

