

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0106
Our ref: D3.2024.0106
Date: 5th March 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2024/0106**

Address: **Talbot Hotel 5 Talbot Street Chipping PR3 2QE**

Proposal: **Approval of details reserved by conditions 3 (walling and roofing materials), 4 (window and door specifications), 5 (rainwater goods and stonework repairs), 12 (drainage) 13 (construction method statement), 17 (landscaping and tree planting), 20 (curtilage and boundary treatments) and 21 (electric vehicle charging points) of Planning Permission 3/2023/0085.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No Objection

No Objection to Discharge of Conditions 13 and 21.

No Comments

No Comments to Discharge of Conditions 3, 4, 5, 12, 17 and 20.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on a discharge of condition application to discharge conditions 3 (walling and roofing materials), 4 (window and door specifications), 5 (rainwater goods and stonework repairs), 12 (drainage) 13 (construction method statement), 17 (landscaping and tree planting), 20 (curtilage and boundary treatments) and 21 (electric vehicle charging points) of Planning Permission 3/2023/0085.



The permitted application was a variation of condition application to allow separate parties to develop the barn and the Public House at Talbot Hotel, 5 Talbot Street, Chipping. The variation of condition application related to application reference 3/2022/0279 which allowed for the conversion of the public house into one dwelling and one holiday let as well as the conversion of the adjacent barn into three dwellings.

For the avoidance of doubt, this discharge of condition application relates to the conversion of the Public House.

The LHA have no comments to make regarding conditions 3, 4, 5, 12, 17 and 20 with these not being highway related.

Condition 13

" No development to the Talbot Pub building other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan/statement shall provide:

- " Details of the parking of vehicles of site operatives and visitors;*
- " Details of loading and unloading of plant and materials;*
- " Arrangements for turning of vehicles within the site;*
- " Wheel washing facilities;*
- " Construction vehicle routing;*
- " Delivery and construction working hours.*

The approved CMP/CMS shall be implemented for the duration of the construction works associated with the Talbot Pub building.

Reason: In the interest of safeguarding residential amenity and highway safety."

Highway Comments:

The LHA have reviewed the Construction Management Site Plan and have no objection to the discharge of condition but will request that contact details of the site manager should be submitted to the Local Planning Authority (LPA) in case of emergency and to ensure that their details are on record.

Condition 21

"Prior to the car parking scheme being brought into use, details of two electric vehicle charging points, their location and appearance shall be submitted to and approved in writing by the Local Planning Authority. The development shall there after carried in accordance with the approved details and retained thereafter.

Reason: In the interest of sustainable travel measures and reduce the impact of carbon footprint."

Highway Comments:



The LHA have reviewed SPA drawing number 6521-DOC1 titled "Proposed Site Plan" and welcome the provision of two electric vehicle charging points for the holiday let and dwelling. Therefore, the LHA have no objection to the discharge of condition application.

Yours faithfully

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

