

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2024/0293
Our ref: D3.2024.0293
Date: 6th June 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0293**

Address: **Bowland Wild Boar Park Wardsley Road Chipping PR3 2QT**

Proposal: **Approval of details reserved by conditions 4 (construction traffic management plan), 6 (landscaping and maintenance scheme), 8 (Sustainable Drainage Scheme) 9 (drainage maintenance and management plan) and 11 (proposed landscaping) of planning permission 3/2023/0509.**

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 4 and 6.

No Comments

No Comments to Discharge of Condition 8, 9, 11.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been re-consulted on a discharge of condition application to discharge conditions 4 (construction traffic management plan), 6 (landscaping and maintenance scheme), 8 (Sustainable Drainage Scheme) 9 (drainage maintenance and management plan) and 11 (proposed landscaping) from planning permission 3/2023/0509. The proposed application was to change the use of the land to erect 5 holiday lodges and 4 camping pods at Bowland Wild Boar Park, Wardsley Road, Chipping.



The LHA previously responded to the application on 14th May 2023, objecting to the discharge of condition 6. Since then, an amended Landscaping Management Plan dated May 2024 has been submitted. This will be reviewed below.

As a reminder, the LHA have no comments to make regarding Conditions 8, 9 and 11, with these conditions not being highway related.

Condition 4

"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 PWA Planning and have no objection to the discharge of condition.

Condition 6

"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 in consultation with the highway authority.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety."

Highway Comments:

The LHA have reviewed amended Landscaping Management Plan dated May 2024 and have no objection to the discharge of condition with suitable maintenance measures being implemented to protect the junctions visibility splays.

Yours faithfully

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

