

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2024/0293  
Our ref: D3.2024.0293  
Date: 14<sup>th</sup> May 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**

#### **Objection**

Objection to Discharge of Condition 6.

#### **No Objection**

No Objection to Discharge of Condition 4.

#### **No Comments**

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

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of 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 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 the provided Landscaping Management Plan and require further details to be submitted regarding the maintenance of the vegetation which is located within the site access' visibility splays. The LHA require these details to ensure that nothing higher than 1m will be allowed to grow or erected within the access' visibility splays for the lifespan of the development.

Yours faithfully

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

