

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2024/0370  
Our ref: D3.2024.0370  
Date: 10<sup>th</sup> June 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0370**

Address: **Seedalls Farmhouse Eaves Hall Lane West Bradford Clitheroe BB7 3JG**

Proposal: **Approval of details reserved by conditions 7 (external lighting) and 8 (construction management) of planning permission 3/2024/0028.**

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 Condition 8.

#### **No Comments**

No Comments to Discharge of Condition 7.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 7 (external lighting) and 8 (construction management) from planning permission 3/2024/0028. The proposed application was to change the use of domestic garage and store to two-bedroom holiday accommodation at Seedalls Farmhouse, Eaves Hall Lane, West Bradford.

The LHA have no comments to make regarding Condition 7, with this condition not being highway related.



**Condition 8**

*"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 and have no objection to the discharge of condition. The LHA do inform the Applicant to contact the LHAs Public Right of Way team at [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, before any works occur along the access track, which serves Public Footpath FP0344007.

Yours faithfully

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

