

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0393
Our ref: D3.2024.0393
Date: 27th June 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2024/0393**

Address: **land adjacent to no 9 Old Road Chatburn BB7 4AB**

Proposal: **Approval of details reserved by conditions 3 (materials), 7 (SW and FW drainage schemes), 10 (elevational streetscene details), 11 (drawings of proposed retaining wall), 13 (construction management plan) and 15 (details of existing and proposed ground levels) from planning permission 3/2023/0866.**

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 Conditions 7 and 13.

No Objection

No Objection to Discharge of Conditions 10.

No Comments

No Comments to Discharge of Conditions 11 and 15.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 3 (materials), 7 (SW and FW drainage schemes), 10 (elevational streetscene details), 11 (drawings of proposed retaining wall), 13 (construction management plan) and 15 (details of existing and proposed ground levels) from planning



permission 3/2023/0866. The approved application was a to erect one dwelling at the land adjacent to number 9 Old Road, Chatburn.

The LHA have no comments to make regarding discharge of conditions 3, 11 and 15 with these not being highway related.

Condition 7

" Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) (A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) (Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution."

Highway Comments:

The LHA have reviewed the proposed drainage strategy at the site and require further information regarding how surface water will drain at the site. This is because no drawing has been submitted showing where surface water will drain to. The LHA remind the Developer that the LHA do not allow any connections to the highway drainage system and advise that an internal outfall area should be provided for the collection of the surface water.

Condition 10

" Prior to the commencement of development and notwithstanding the submitted details, elevational streetscene details (including dimensions) at a scale of 1:20 of the entirety of the northern boundary wall fronting the highway shall be submitted to and agreed by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details, which shall have been installed and constructed prior to first occupation of the dwelling.



Reason: To ensure the northern boundary walling afford adequate vehicular visibility and responds positively to the inherent character of the area."

Highway Comments:

The LHA have no objection to the discharge of condition, and it is worth noting that the retaining wall is retaining the land rather than the highway.

Condition 13

" No development shall take place, including any works of demolition or site clearance, 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:

"24 Hour emergency contact number;

"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;

"Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;

"Measures to protect vulnerable road users (pedestrians and cyclists);

"The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

"Wheel washing facilities;

"Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;

"Measures to control the emission of dust and dirt during construction; Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;

"Construction vehicle routing; Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases."

Highway Comments:

The LHA as currently presented object to the discharge of condition. This is because firstly the LHA require further information regarding the compound area, as shown on drawing number PLOT11/DOC/CEMP Rev D titled "Construction Management", which is located separately from the site. The LHA require further information regarding whether the Applicant owns the site as well as the proposed compound site or whether an agreement with the landowner has been found to use the area for a temporary period.

Secondly, the LHA require the compound plan to show where Public Footpath FP0311013 is located. The LHA need to ensure that measures are put in place to ensure that the



Public Footpath can still be used during the construction phase or if not, a temporary closure is required.

Should the Public Footpath be open during construction, the LHA require construction signs to be implemented along the Public Footpath where the route narrows, as it approaches the rear of the construction site. The LHA also need to ensure that users of the Public Footpath can continue to easily access the route for the full duration of its length, with the LHA being concerned that the erection of hoardings may prevent pedestrians from using the Public Footpath at the rear of the site. Therefore, further information is required.

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

