

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0396
Our ref: D3.2024.0396
Date: 26th June 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2024/0396**

Address: **Land east of Chipping Lane Longridge**

Proposal: **Approval of details reserved by conditions 6 (planting programme), 9 (foul drainage), 11 (construction management plan), 15 (travel plan), 18 (badger survey), 20 (landscape management plan) and 22 (street lighting) from planning permission 3/2017/0232.**

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 15

No Objection

No Objection to Discharge of Conditions 11 and 22.

No Comments

No Comments to Discharge of Conditions 6, 9, 18 and 20.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 6 (planting programme), 9 (foul drainage), 11 (construction management plan), 15 (travel plan), 18 (badger survey), 20 (landscape management plan) and 22 (street lighting) from planning permission 3/2017/0232. The approved application was a variation of condition to vary condition 8 (drainage strategy) of planning permission



3/2014/0764. The 2014 application related to an outline application for the erection of 363 dwellings at the land east of Chipping Lane, Longridge.

The LHA have no comments to make regarding discharge of conditions 6, 9, 18 and 20 with these not being highway related.

Condition 11

" No development approved by this permission shall commence within a phase until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved Management Plan shall be adhered to throughout the construction period and shall provide for:

- i) The routes to be used by construction vehicles carry plant and machinery routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level;*
- ii) Parking of vehicles within the site of site operatives and visitors;*
- iii) Loading and unloading of plant and materials;*
- iv) Storage of plant, materials and potential ground and water contaminants;*
- v) Erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;*
- vi) Wheel washing facilities;*
- vii) A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;*
- viii) A scheme for recycling/disposing of waste resulting from construction works. There shall be no burning on site;*
- ix) A scheme to control noise during the construction phase;*
- x) Details of lighting to be used during the construction period;*
- xi) Site working hours;*
- xii) Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when such trips should not be made)*
- xiii) Sustainable travel options for journeys by construction workers including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by car.*

REASON: In the interests of residential amenity, highway safety and convenience and to protect the adjacent biological heritage site during construction works in accordance with Policies EN2, EN4, DMG1, DME2 and DME3 of the Ribble Valley Core Strategy".

Highway Comments:

The LHA have reviewed the provided Construction Management Plan and have no objection to the discharge of condition.

Condition 15

" Prior to the first occupation of any dwelling a Framework Travel Plan shall be submitted to and approved in writing by the local planning authority. The provisions of the Framework Travel Plan shall be implemented and operated in accordance with the



timetable contained therein unless otherwise agreed in writing with the local planning authority:

The Framework Travel Plan must include a schedule for the submission of a Full Travel Plan within a suitable timeframe of first occupation, the development being brought into use or other identifiable stage of development.

Where the local planning authority agrees a timetable for implementation of a Framework or Full Travel Plan, the elements are to be implemented in accordance with the approved timetable unless otherwise agreed in writing with the local planning authority. All elements shall continue to be implemented at all times thereafter for not less than a period of 5 years after completion of the final phase of development.

REASON: To deliver a sustainable form of development and to reduce reliance on the private car in accordance with Policies EN2, DMG1, DMI2 and DMG3 of the Ribble Valley Core Strategy and the National Planning Policy Framework."

Highway Comments:

The LHA have consulted the LHAs Travel Plan team for comment. However, as of writing the LHA are waiting for a response. Therefore, at the moment the LHA object to the discharge of condition but an update will be provided as soon as possible.

Condition 22

" Prior to commencement of development within a phase (approved pursuant to Condition 4) details of a scheme for all external lighting for that phase/parcel, including timescales for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall accord, where relevant, with guidance issued by the Bat Conservation Trust and Institute of Lighting Engineers and the Highway Authority. The lighting scheme(s) shall be implemented in complete accordance with the approved details and retained thereafter at all times unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of residential amenity and protected species in accordance with Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy."

Highway Comments:

The LHA have no objection to the discharge of condition, with street lighting being addressed as part of the Section 38 Agreement with the LHA.

Yours faithfully

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

