

Ribble Valley Borough Council  
Planning Section  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 3/2024/0657  
Our ref: D3/2024/0657  
Date: 6 September 2024

**For the attention of Ben Taylor**

**Planning Application No: 3/2024/0657**

**Grid Ref:** 360170 437300

**Proposal:** Approval of details reserved by conditions 11 (Construction Traffic Management Plan), 12 (Details of site access and off-site works) and 18 (Surface Water Drainage Scheme) of planning permission 3/2023/0956.

**Location:** Ravenscourt, Neville Street, Longridge PR3 3FD

Having reviewed the documents submitted, Lancashire County Council acting as the highway authority makes the following comments regarding Conditions 11 and 12, which are highway related.

**Condition 11 (Construction Traffic Management Plan)**

*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.*

Construction Phase Site Plan -1 (Drawing JM-0263 008), Construction Phase Site Plan - 2 (Drawing JM-0263 009) and Construction Traffic Management Plan (no reference) have been submitted to discharge the above condition. Having reviewed these documents the highway authority makes the following comments.

Phase I construction – vehicular access to the site should be via the existing dropped vehicle crossing on Fleet Street to protect the construction of the footway. Access gates in the boundary Herras fencing should be erected to correspond with the crossing.

Phase II – there are concerns about the very limited on-site parking for site operatives accessed from Fleet Street. The highway authority notes the proposal that vehicles may need to be moved off-site temporarily to allow deliveries. However, no vehicles associated with the development must park permanently on Fleet Street or Neville Street during the construction or fitting out phases.

**Lancashire County Council**

PO Box 100, County Hall, Preston, PR1 0LD



In the Highway Development Control Section's opinion the documents submitted are acceptable, although the above comments need to be taken into consideration, and considers that this condition can be discharged, subject to strict and satisfactory implementation.

**Condition 12 (Details of site access and off-site works)**

*No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works have been submitted and approved by the Local Planning Authority. The works shall include the following and be completed prior to occupation:*

- *Reinstating redundant dropped kerbs along Neville Street and Fleet Street*
- *Dropped crossing at Neville Street*

Proposed Off-site Construction Details (Drawing JM-0263 010 Rev C) have been submitted to discharge Condition 12. The highway authority considers that this condition cannot be discharged at this time.

The proposed scheme for highway works is not acceptable as it is not to Lancashire County Council's specification. Further information required to discharge this condition, including details of the correct specifications, can be obtained from the Highway Development Control Section by emailing the team mailbox – [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) – quoting the relevant planning permission reference number.

The developer should also note that no works must be undertaken within, or which affect, the public highway network without the necessary legal agreement (Section 278) first being in place in order to prevent legal action from being taken against them. At the date of this response no contact has been made to progress this agreement with the county council.

Janet Simpson  
Assistant Engineer  
Highways and Transport  
Lancashire County Council

