

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.2024.0785
Our ref: 03.2024.0785
Date: 05.11.2024

For the attention of Lucy Walker

Planning Application No: 3/2024/0785

Grid Ref: 378200 437069

Proposal: Proposed demolition of conservatory, and single storey side extension, and construction of single-storey extension to rear and two-storey extension to side.

Location: 2 Lane Ends Simonstone Road Sabden BB7 9EZ

The plans and highway related information has been submitted and the following comments are made.

There no mention of the number of existing or proposed bedrooms and no parking plan has been submitted. Please ensure that parking standards can be met for this size of proposal; if 3 parking spaces can be provided within the curtilage for a proposed 4+ bedroom property then there is no objection. However, as Padiham Road has a 60 mph speed limit (minor road) leading off Simonstone Road then the following condition is required to alleviate any highway safety concerns during the construction process.

Condition

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Kind regards

Lancashire County Council
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Tahira

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