

Ribble Valley Borough Council  
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Your ref: 3/2024/0963  
Our ref: 3/2024/0963/HDC/KW  
Date: 06 January 2025

**Location:** 5 Church Street Ribchester PR3 3XP  
**Proposal:** Proposed conversion of loft and insertion of new dormer to rear and two conservation rooflights to front. Single storey extension to rear.  
**Grid Ref:** 365048 435133

Dear Maya Cullen

With regard to your consultation letter dated 23 December 2024, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions.

The Local Highway Authority (LHA) are in receipt of an application for a proposed conversion of loft and insertion of new dormer to rear and two conservation rooflights to front. Single storey extension to rear at 5 Church Street Ribchester PR3 3XP.

The development will increase the number of bedrooms from 2 bedrooms to 3 bedrooms. Currently the dwelling has no off road parking provisions and therefore makes use of on street parking. There are also parking restrictions along Church Street in the form of double yellow lines and school zigzags.

Where deliveries for the construction of the development are required I would recommend that these deliveries are limited to after 9:30am and before 2:30pm to avoid conflict with school pedestrians walking to and from Ribchester St. Wilfrid's C of E Primary School and the associated increase in traffic during school start and finish times.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. Deliveries during construction to the approved development shall only be accepted between the hours of 9.30am and 2.30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.  
**Reason:** In the interest of highway safety.

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD



2. 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.
- 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.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- 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.

Informative note:

- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

