



Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

4 December 2024

PROPOSED NEW DWELLING

AT

**98 Ribchester Road and land adjacent to 94 Ribchester Road Clayton-Le-Dale BB1
9HQ**

**This statement relates to pre-commencement condition numbers 4, 5, 9, 12 & 14 within
the planning approval notice dated 19 September 2024 (ref 3/2024/0302)**

CONDITION 4.

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 include as a minimum:

- 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;
- 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;
- 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 and to ensure that potential impact on amenity is limited where possible.

CONSTRUCTION METHOD STATEMENT

1. The Parking of Vehicles of Site Operatives and Visitors.

The Parking of vehicles from construction staff and visitors will be allocated to the parking area adjacent to the main entrance following the demolition of the outbuilding.

Access will be maintained direct from the highway in the same location as the existing site access.

The visibility splays are good either side of the entrance and no construction materials will be allowed to inhibit these.

Access and egress will be recorded and Monitored by the Site Manager by means of a signing in and out book at the entrance. An emergency contact number will be provided and maintained on site.

A safe access and egress route will be demarcated to allow safe access and egress to the construction office at the front of the site.

2. The Loading and Unloading of Plant and Materials.

The loading and unloading area will be allocated to the vehicle off load section directly through the entrance. The access will be again monitored and controlled by the Site Manager and will be working on a system to prevent reversing.

3. The Storage of Plant and Materials used in the Construction of the Development.

This will be allocated to the red plant and cabin storage area at the south western edge of the site. This area will be physically cordoned off from the vehicle off load area to allow safe pedestrian access to the plant and cabin area.

4. The Erection and Maintenance of Security Hoarding

The security hoarding will consist of double clipped Heras fencing supported with intersection props. This fencing will be positioned on the periphery of the Construction Site and is marked in blue on the Site Drawing. Relevant Site Safety Notices will also be attached to the Fencing advising of Restricted Access and Safety Information.

5. Wheel Washing Facilities.

A wheel wash facility will be placed inside the entrance. It will be the duty of the driver of each vehicle leaving site to ensure that their vehicle is in a clean and safe condition to leave site.

6. Measures to Control the emission of dust and dirt during Construction.

Dust and dirt on site will be controlled via a hose sprinkler system. We do not estimate any considerable dust as the Project will commence and be completed during months of inclement weather. Furthermore, the ground condition of the construction project is of a Hard Standing which eliminates Soil and there for dust and the majority of dirt.

7. Measures to manage surface water and prevent Pollution.

Surface water will be managed by the existing Ground Condition. Any excess water will be kept from Ribchester Road by means of a drainage system to connect to the existing systems and will be installed prior to commencement of the Construction Works and will run along separating the Site from the carriageway.

8. Construction working hours

Monday to Friday 8am to 6pm. Saturdays 8am to 1pm. Noisy work is prohibited on Sundays and bank holidays.

CONDITION 5

No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works, namely a scheme which should tie into the site access and should include a kerb line/ edge restraint from the access to 94 Ribchester Road, have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to first occupation of the dwelling.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

REFER TO THE DRAWINGS AND DETAILS APPROVED BY LCC HIGHWAYS. THE SECTION 278 LEGAL AGREEMENT IS IN THE PROCESS OF BEING COMPLETED

CONDITION 9

The surface water from the approved access, parking and turning areas shall be collected within the site and drained to a suitable internal outfall within the site boundary or constructed in porous materials. The scheme shall be implemented and thereafter retained in accordance with the above details prior to occupation of the dwelling.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

REFER TO THE FOUL AND SURFACE WATER DRAINAGE SCHEME AS DETAILED WITHIN THE ACCOMPANYING DOCUMENT

CONDITION 12

Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, with

evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

No part of the development shall be occupied or brought into first use until the drainage works have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

**REFER TO THE FOUL AND SURFACE WATER DRAINAGE SCHEME AS
DETAILED WITHIN THE ACCOMPANYING DOCUMENT**

CONDITION 14

The development hereby permitted shall not be commenced until details of the proposed landscaping of the site, including the replacement hedgerow, shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following first occupation of the dwelling and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure a satisfactory form of development and provide an appropriate level of soft landscaping for the site.

**REFER TO THE PROPOSED ENHANCED SITE PLAN DETAILING THE HARD
AND SOFT LANDSCAPING SCHEME WITH SPECIFICATIONS (PHA/820/2000)**