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Your ref: 3/2025/0226  
Our ref: 3/2025/0226/HDC/KW  
Date: 17 April 2025

**Location:** Lane Ends Farmhouse Nightfield Lane Balderstone BB2 7LJ  
**Proposal:** Proposed demolition of existing side extension and front porch, erection of two-storey side extension and single-storey extension to rear. Rear dormer extension, front entrance canopy, replacement windows and doors and new parking arrangement.  
**Grid Ref:** 362826 432637

Dear Lucy Walker

With regard to your consultation letter dated 9 April 2025, 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 being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of existing side extension and front porch, erection of two-storey side extension and single-storey extension to rear. Rear dormer extension, front entrance canopy, replacement windows and doors and new parking arrangement at Lane Ends Farmhouse, Nightfield Lane, Balderstone.

The site will be accessed via an existing access on to Nightfield Lane an unclassified road with a national speed limit fronting the site access.

The LHA have reviewed drawing number 3432 05 titled Block Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. The extension to the existing off street parking provisions will also support turning within which allows for ingress and egress in a forward gear.

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

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1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.  
**Reason:** To ensure the provision of adequate car parking on site and in the interests of highway safety.
  
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.
  - Arrangements for turning of vehicles within the site.
  - Wheel washing facilities.
  - 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 notes:

- 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.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- 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

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