

Ribble Valley Borough Council
Planning Section
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Your ref: 03.25.0239
Our ref: 03.25.0239
Date: 24.4.2025

For the attention of Lucy Walker

Planning Application No: 3/2025/0239

Grid Ref: 366962 430765

Proposal: Proposed replacement dwelling following demolition of existing house and garage plus extension of the residential curtilage.

Location: Glendene Barker Lane Mellor BB2 7EE

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

It is noted that preapplication advice has been provided (1.5.24), for the proposal.

Ref. Design and Access Statement submitted, 'the proposed site layout utilises the existing access to the site to service the dwelling, including three parking spaces for the property and an integral garage, therefore, parking standards requirements are met.

A secure, covered cycle store is required for 4 bicycles and an electric vehicle charging point. Reason: To promote sustainable forms of transport and aid social inclusion.

There is no objection to the proposal subject to the above comments being noted and the following conditions.

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:

- 2 The parking of vehicles of site operatives and visitors
- 3 The loading and unloading of plant and materials
- 4 The storage of plant and materials used in constructing the development
- 5 The erection and maintenance of security hoarding
- 6 Wheel washing facilities
- 7 Measures to control the emission of dust and dirt during construction

8 A scheme for recycling/disposing of waste resulting from demolition and construction works

9 Details of working hours

10 Routing of delivery vehicles to/from site

- Any changes to the parking area shown on the approved plans shall be surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling. Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

