

From: Walsh, Kathryn < Kathryn. Walsh@lancashire.gov.uk>

Sent: 18 June 2025 13:48

To: Maya Cullen < Maya. Cullen@ribblevalley.gov.uk>

Subject: RE: Urgent query D3/2025/0284 - Little Town Farm Chipping Road Thornley - Response

## ▲ External Email

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Hello Maya,

Suggested conditions as follows:

 A scheme for the construction of the amended site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of an appropriate legal agreement, under the Highways Act 1980.
Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 2. Before the amended access is used for vehicular purposes, the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials. **Reason**: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
- 3. 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.
  - For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site
  - Such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
  - 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:

• The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278/171), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Control Section on 0300 123 6780 or email <a href="mailto:developeras@lancashire.gov.uk">developeras@lancashire.gov.uk</a>, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

If you have any questions regarding my comments please do not hesitate to contact me.

Kind regards,

Kate Walsh Assistant Engineer Highways and Transport Lancashire County Council

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