

Ribble Valley Borough Council  
Council Offices  
Church Walk,  
Clitheroe  
Lancashire  
BB7 2RA

Phone: 0300 123 6780  
Email: developeras@lancashire.gov.uk  
Your ref: 3/2025/0306  
Our ref: 3/2025/0306/HDC/KW  
Date: 09 May 2025

**Location:** 86 Whalley Road Langho BB6 8EQ

**Proposal:** Proposed infill extension to rear/side, construction of first floor pitched roof extension above garage and front dormer extension.

**Grid Ref:** 370492 434170

Dear Lucy Walker

With regard to your consultation letter dated 2 May 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 and capacity in the immediate vicinity of the site, subject to the following conditions.

The LHA are aware that the dwelling will continue to be accessed off Whalley Road which is an A-classified road subject to a 30mph speed limit. The proposed amendments will remove the existing garage; however, there are no proposed changes to the number of bedrooms within the dwelling, and acceptable parking provisions can be catered for within the retained existing driveway. As such, the effect of the development on the operation of the local highway network would be negligible.

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. 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.
  - Measures to protect vulnerable road users (pedestrians and cyclists).

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- 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 and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- 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.

2. Deliveries during the demolition and consultation phase 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.

Informative notes:

- There must be no storage of materials in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- 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

T: 0300 123 6780

W: <http://www.lancashire.gov.uk>