

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0387
Our ref: 3/2025/0387/HDC/KW
Date: 02 June 2025

Location: Leagram Mill Farm Dinkling Green Lane Chipping PR3 2QS
Proposal: Proposed demolition of an existing agricultural building and replacement with a new storage building 18.5m long, 9m wide, 5.3m high to ridge, 3.2m high to eaves.
Grid Ref: 363862 444145

Dear Maya Cullen

With regard to your consultation letter dated 20 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 or capacity in the immediate vicinity of the site.

The proposed development involves demolishing an existing agricultural building and replacing it with a new one of the same footprint. As a result, the impact on the operation of the local highway network would be negligible.

Should you wish to support the application we would request that the following condition and notes be added 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.
 - 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

- The roads adjacent to the site shall be mechanically swept as required during the full construction period
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- 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:

- 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.
- 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
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh
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 Lancashire County Council
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