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Your ref: 3/2025/0626
Our ref: 3/2025/0626/HDC/KW
Date: 28 August 2025

Location: Northcote Hotel Northcote Road Langho BB6 8BE
Proposal: Approval of details reserved by condition 4 (Construction method statement) of planning permission 3/2025/0260
Grid Ref: 370624 434874

The Local Highway Authority have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection to the approval of details reserved by condition 4 (Construction method statement) of planning permission 3/2025/0260.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the approval of details reserved by condition 4 (construction method statement) of planning permission 3/2025/0260 at Northcote Hotel Northcote Road Langho BB6 8BE.

Condition 4

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:

- a) 24 Hour emergency contact number.*
- b) Details of the parking of vehicles of site operatives and visitors.*
- c) Details of loading and unloading of plant and materials.*
- d) Measures to protect vulnerable road users (pedestrians and cyclists).*
- e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.*
- f) Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.*
- g) Measures to control the emission of dust and dirt during construction.*
- h) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.*
- i) Construction vehicle routing.*

j)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.'

Highway Comments:

The Highway Development Control Section of Lancashire County Council has no objections to the approval of details reserved by condition 4 and have reviewed the information provided within the construction method statement submitted. Parking and turning will take place on site, alongside delivery, storage and wheel washing facilities to ensure the highway remains clear during construction.

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

Yours sincerely

Kate Walsh

Highway Development Control Technician

Highways and Transport

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