

Ribble Valley Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2025/0640
Our ref: 3/2025/0640/HDC/KW
Date: 28 August 2025

Location: Loft Shay Farm Clitheroe Road Ribchester PR3 2YQ
Proposal: Approval of details reserved by conditions 3 (garage materials), 4 (installation of acoustic fencing), 5 (construction management plan) and 6 (photovoltaic panel details) from planning permission 3/2025/0133.
Grid Ref: 364067 438228

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 5 (construction management plan) from planning permission 3/2025/0133. The LHA would not comment on conditions 3, 4, and 6, as these are not highway-related.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the approval of details reserved by conditions 3 (garage materials), 4 (installation of acoustic fencing), 5 (construction management plan) and 6 (photovoltaic panel details) from planning permission 3/2025/0133 at Loft Shay Farm, Clitheroe Road, Ribchester, PR3 2YQ.

Condition 5

'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).*
- Wheel washing facilities.*
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.*

- Measures to control the emission of dust and dirt during construction.*
- 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.'

Highway Comments:

The Highway Development Control Section of Lancashire County Council has no objections to the approval of details reserved by condition 5 and has reviewed the information provided within the Loft Shay Farm garage construction access/egress & site set up document and the Construction Phase Health & Safety Plan submitted.

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

Lancashire County Council

T: 0300 123 6780

W: www.lancashire.gov.uk