

Ribble Valley Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0703
Our ref: 3/2025/0703/HDC/KW
Date: 24 September 2025

Location: Land Behind The Dog Inn Market Place Longridge PR3 3RR
Proposal: Approval of details reserved by conditions 5 (Construction Management Plan/Construction Method Statement) 10 (EMV Charge point details) 12 (Street management/maintenance proposal) 13 (Landscaping plan) 14 (fence/walls details/plans) 16 (landscaping/development plan) 18 (Exposed Gable Wall plan) and 22 (Bird/Bat Boxes Development Plan) on planning permission 3/2021/0275.
Grid Ref: 360665 437214

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 conditions 10 (EMV Charge point details) on planning permission 3/2021/0275. At this time, the LHA is unable to discharge condition 12 (Street management/maintenance proposal) and 5 (Construction Management Plan/Construction Method Statement) as further information is required, as detailed below. The LHA would not make comment on conditions 13 (Landscaping plan), 14 (fence/walls details/plans), 16 (landscaping/development plan), 18 (Exposed Gable Wall plan) or 22 (Bird/Bat Boxes Development Plan) 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 5 (Construction Management Plan/Construction Method Statement) 10 (EMV Charge point details) 12 (Street management/maintenance proposal) 13 (Landscaping plan) 14 (fence/walls details/plans) 16 (landscaping/development plan) 18 (Exposed Gable Wall plan) and 22 (Bird/Bat Boxes Development Plan) on planning permission 3/2021/0275.

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 (which shall be wholly within the application site);*
- *Details of loading and unloading of plant and materials (which shall be wholly within the application site);*
- *Arrangements for turning of vehicles within the site;*
- *Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;*
- *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;*
- *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;*

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 require further information regarding condition 5. The LHA have reviewed the information provided within the Construction Site Management Plan and the Construction Management Plan document. Parking and turning will take place on site, along side storage and wheel washing facilities to ensure the highway remains clear during construction. The LHA however noted within the statement that deliveries are being accepted between the hours of 9am and 4.30pm on weekdays. The LHA would take this opportunity to remind the applicant that there is a condition restricting deliveries to outside peak hours (9:30am and 2:30pm Monday – Friday) as such, this information should be amended.

Condition 10

'Prior to the above ground construction of any of the dwellings hereby approved full details of the electric motor vehicle charging points to be provided within the development shall be submitted to and approved in writing by the Local Planning Authority. At least one charging point per dwelling shall be provided. Thereafter the charging points shall be installed and made available for use prior to the occupation of any of the dwellings hereby approved. REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.'

Highway Comments:

The LHA has reviewed the Proposed Site Plan and Podpoint data sheets and notes that 2 types of electric vehicle charging points are used across the site, and each dwelling will have access to its own charger. As such, the LHA are satisfied with the information provided and has no objections to the discharge of Condition 10.

Condition 12

'No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

REASON: To ensure that the estate streets serving the development are maintained to an acceptable standard in the interest of residential / highway safety.'

Highway comments:

The LHA are unable to discharge condition 12 as a copy of the completed details of a private management and maintenance company confirming funding, management and maintenance regimes is required in order to fully discharge the condition.

The LHA would look for details such as an implemented party who will be responsible for ongoing management (e.g. management company, residents' association, housing provider). Alongside details such as the below:

- Frequency of inspections and servicing (e.g. weekly, monthly, annually),
- Landscaping: grass cutting, tree care, seasonal planting,
- Roads and footpaths management: surfacing, signage, gritting,
- Drainage and SuDS: inspection schedules, silt removal, vegetation control
- Street Furniture: cleaning, repair, replacement

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