

Ribble Valley Borough Council
Council Offices
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Your ref: 3/2025/0768
3/2025/0769
Our ref: 3/2025/0768/HDC/KW
3/2025/0769/HDC/KW
Date: 09 December 2025

Location: 4 Abbeycroft The Sands Whalley BB7 9TN
Proposal: Planning Permission for proposed two-storey side extension
Grid Ref: 372933 436145

Dear Emily Pickup

With regard to your consultation letter dated 24 November 2025, I have the following comments to make based on all the information provided by the applicant to date.

No objection

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 subject to the following condition being stated on any approval subject to the following conditions.

The Local Highway Authority (LHA) are in receipt of an application for a proposed two-storey side extension at 4 Abbeycroft, The Sands, Whalley.

The LHA are aware of a related planning application for the site under planning reference 3/2025/0769 for listed Building Consent for a proposed two-storey side extension. The comments provided within this response will address both proposals.

The proposal will create additional living space within the ground and first floors. There are no proposed changes to the existing parking provisions, nor will the development increase the number of bedrooms within the dwelling as such, the effect of the development on the operation of the local highway network would be negligible.

Where deliveries by HGVs for the construction of the proposal are required I would recommend that these deliveries are limited to after 9am and before 2:30pm to avoid conflict with school pedestrians walking to Whalley Church of England Primary School, and the associated increase in traffic during school start and finish times.

Continued...

Should your council be mindful of granting planning approval, I would ask that the following conditions and advice notes be appended to any associated consent:

1. During the construction phase, HGV deliveries to the approved development shall only be accepted between the hours of 09:00 am and 14:30 pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety.

2. 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).
- 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.
- 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.
- 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

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