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Your ref: 3/2025/0946
Our ref: 3/2025/0946/HDC/KW
Date: 15 December 2025

Location: Parsonage Farm Barn Church Street Ribchester PR3 3YE
Proposal: Approval of details reserved by conditions, 3 (details of external surface materials); 7 (site investigation survey); 8 (foul and surface water); 11 (electric vehicle charging points); 12 (materials); 13 (artificial lighting); 14 (Velux roof lights); 15 (doors and windows); 16 (section details); and 18 (Construction Management Plan (CMP) on planning permission 3/2024/0764.
Grid Ref: 364308 435054

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 18 on planning permission 3/2024/0764.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the approval of details reserved conditions, 3 (details of external surface materials); 7 (site investigation survey); 8 (foul and surface water); 11 (electric vehicle charging points); 12 (materials); 13 (artificial lighting); 14 (Velux roof lights); 15 (doors and windows); 16 (section details); and 18 (Construction Management Plan (CMP) on planning permission 3/2024/0764 at Parsonage Farm Barn, Church Street, Ribchester.

The LHA will not make comment on the approval of details reserved by conditions 3, 7, 8, 11, 12, 13, 14, 15 and 16 on planning permission 3/2024/0764 as these are not highway related.

Condition 18

'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).*
- *The erection and maintenance of security hoarding including decorative displays and*
- *facilities for public viewing, where appropriate.*
- *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.*
- *Details of a scheme for recycling/disposing of waste resulting from demolition and*
- *construction works.*
- *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 18 and have reviewed the information provided within the construction management site plan, drawing Drawing No 7 5 and the construction management plan submitted and are satisfied with the information provided.

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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