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Your ref: 3/2025/0974
Our ref: 3/2025/0974/HDC/KW
Date: 16 December 2025

Location: Lower Reaps Farm Whinney Lane Mellor BB2 7EL
Proposal: Approval of details reserved by conditions 3 (external materials), 4 (window and door specifications), 5 (rooflights and roof glazing features), 7 (building recording and analysis), 8 (construction management plan/method statement), 9 (landscaping) of planning permission 3/2025/0507.
Grid Ref: 366124 430211

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 8 (construction management plan/method statement) of planning permission 3/2025/0507.

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 (external materials), 4 (window and door specifications), 5 (rooflights and roof glazing features), 7 (building recording and analysis), 8 (construction management plan/method statement), 9 (landscaping) of planning permission 3/2025/0507 at Lower Reaps Farm Whinney Lane Mellor.

The LHA will not make comment on conditions 3, 4, 5, 7 and 9 as these are not highway related.

Condition 8

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:

- o 24 Hour emergency contact number.*
- o Details of the parking of vehicles of site operatives and visitors.*
- o Details of loading and unloading of plant and materials.*
- o Arrangements for turning of vehicles within the site.*

- o Measures to protect vulnerable road users (pedestrians and cyclists).*
- o Wheel washing facilities.*
- o Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.*
- o Measures to control the emission of dust and dirt during construction.*
- o Construction vehicle routing.*
- o 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 8 and have reviewed the information provided within the construction management statement submitted. Parking and turning will take place on site, along side storage, controlled deliveries 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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