

Ribble Valley Borough Council
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Your ref: 3/2026/0160
Our ref: 3/2026/0160/HDC/PT
Date: 3rd June 2026

Location: 3 Poplar Way Barrow Clitheroe BB7 9ZN
Proposal: Proposed single storey side and rear extension incorporating a garage conversion.
Grid Ref: 373486,438114

Regarding your consultation letter dated 22nd May 2026, we have the following comments to make based on all the information provided by the applicant to date.

The Highway Development Control Section of Lancashire County Council has no objections to the planning application. The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." (Paragraph 116). My detailed examination of this application concludes there are no highway grounds to support an objection, as set out by the NPPF.

Although the applicant has stated in the application form that they intend to enlarge the existing parking to mitigate the loss of the use of the existing garage and available spaces. We will require a revised drawing to be resubmitted showing the parking arrangements being implemented in accordance with Ribble Valleys parking standards showing three available spaces.

Please can the applicant be made aware that the estate road (Poplar Way) is currently not adopted and they will need permission from the landowner to make any alterations to the parking provisions that will affect the layout of the highway.

In addition to the above there is a concern regarding the construction phase and its potential impact on the surrounding highway. Please can the following two conditions be attached to the decision notice.

1. Construction Management Plan (CMP)

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 control the emission of dust and dirt during construction
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works
- 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.

Note: Construction Management Plan

- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- All references to public highway include footway, carriageway and verge.

2. Construction deliveries outside peak traffic.

Deliveries to the approved development shall only be accepted between the hours of (9.30am) and (2.30pm) Monday – Friday, to avoid peak traffic on the surrounding highway network. Reason: In the interest of highway safety.

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely

Phillip Topping
 Technician
 Highway Development Control
 Highways and Transport
 Lancashire County Council

