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Your ref: 3/2026/0364
Our ref: 3/2026/0364/HDC/KW
Date: 02 June 2026

Location: Markhor Eaves Hall Lane West Bradford BB7 3JG
Proposal: Approval of details reserved by conditions 16 (protected species mitigation licence), 20 (construction method statement) and 25 (SW drainage strategy) from planning permission 3/2026/0071.
Grid Ref: 373856 444865

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 20 (construction method statement) of planning permission 3/2026/0071.

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 16 (protected species mitigation licence), 20 (construction method statement) and 25 (SW drainage strategy) from planning permission 3/2026/0071.

Condition 20

'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).
- 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.
- 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 20. The submitted Construction Method Statement outlines how the site will be managed during construction to minimise impacts on the highway and surrounding area. It confirms that all contractor and visitor parking will be contained within a designated on-site area, with all loading, unloading, and vehicle turning undertaken within the site boundary using the existing access. Measures are proposed to protect highway users, including signage warning of construction activity and the use of a banksman to control vehicle movements. To prevent debris and mud being tracked onto the highway, the site entrance will be maintained, with wheel washing facilities, regular inspections, and road sweeping implemented as necessary.

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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