

Ribble Valley Borough Council
Planning Section
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BB7 2RA

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Your ref: 03.26.0381
Our ref: 03.26.0381
Date: 22.06.2026

For the attention of Emily Pickup

Planning Application No: 3/2026/0381

Proposal: Proposed two-storey side extension, single-storey rear extension, alterations to roof to accommodate an additional storey, material alterations to the facades and a new relocated site entrance.

Location: Hunters Gate West Bradford Road Waddington BB7 3JE

The plans and information submitted have been viewed and the following comments are made.

As the proposal is near Waddington and West Bradford C of E Primary School, the timing of the works, to avoid school drop-off and collection, is crucial to maintain safety and to minimise disruption to the highway network.

Cycle parking is required for a minimum of 6 cycles, to promote sustainable transport as a travel option.

As a new vehicular access is being proposed ref. Proposed site plan, then the informative note below must be adhered to.

The following conditions are recommended

Conditions

- 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 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.

- Prior to first occupation cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times. Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.
- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative Note

- This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Further to the above comments being noted and the conditions there is no objection to the proposal on highway grounds.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
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Highways & Transport
Lancashire County Council

