

Ribble Valley Borough Council
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Your ref: 3/2026/0382
Our ref: 3/2026/0382/HDC/PT
Date: 10th June 2026

Location: Victoria Buildings 10 King Street Clitheroe BB7 2EU
Proposal: Proposed second floor extension to rear to provide additional Class E space, alterations and creation of new window and door openings.
Grid Ref: 374343 441919

With regard to your consultation email dated 28th 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.

Lancashire County Council supports the principle of this development. However, there is a concern regarding the construction phase will have on the surrounding area, with the location being in a highly pedestrianized area of Clitheroe town center. If the Local Planning Authority is minded approving this application, we request that the following two conditions are 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 reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- 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.
- Vehicles must only access the site using a designated vehicular access point.
- 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

