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| RIBBLE VALLEY BOROUGH COUNCIL | | | | |  |  |
| Development Department | | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | | |  |  |
| Telephone: 01200 425111 | | Fax: 01200 414488 | | Planning Fax: 01200 414487 | |  |
| Town and Country Planning Act 1990 | | | |  |  |  |
| REFUSAL OF DISCHARGE OF CONDITION | | | | | | |
| **APPLICATION NO:** | 3/2020/0867 | | |  |  |  |
| **DECISION DATE:** | 14 December 2020 | | |  |  |  |
| **DATE RECEIVED:** | 12/10/2020 | | |  |  |  |
|  | | | | | | |
| **APPLICANT:** |  | |  | **AGENT:** |  |  |
| Simply Native  Bowland Wild Boar Park  Wardsley Road  Chipping  Preston  PR3 2QT | | |  | Rural Futures (North West) Ltd  78a Main Street  Warton  Carnforth  LA5 9PG | | |
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| **DEVELOPMENT PROPOSED:** | | Discharge of condition 6 (Construction Management Plan) from planning permission 3/2020/0579. |
| **AT:** | Bowland Wild Boar Park Wardsley Road Chipping PR3 2QT | |
| The condition has not been discharged for the following reason(s):  Condition 6 (Construction Management Plan) from planning permission 3/2020/0579 is not discharged.  The details provided in respect of the method of transportation of the holiday lodges as outlined within the submission and the additional information and route map received on 27th November 2020 is unacceptable.  The Highway Authority object to the proposal to place abnormal loads on the highway network as described within the submission. The proposed loads are determined "abnormal loads" due to the proposed width i.e. any load with a width of 2.9m is classified as an abnormal load, to which the proposed loads exceed this by 0.45m (3.35m). There is also a duty placed on anyone transporting abnormal loads to contact the local authorities which include, the Police, the Local Highway Authority and bridge and structure owners such as Network Rail etc.  The routing plan as submitted is sub-standard and does not satisfy the minimum expectations of what is required for a routing plan so it is therefore not fit for purpose. Equally the supporting document is not satisfactory and therefore the submitted documentation provided for the discharge of condition number 6 of approved planning application 3/2020/0579 would not satisfy the terms of the condition and is refused pending sufficient documentation that would satisfy the terms of the condition.  However, should the applicant persist to deviate from the approved method of delivery for the lodges and submit a proposal for the applicants preferred method of choice (abnormal loads) then the minimum expectations for this will apply, these are inclusive although not exhaustive of the following:  Highway Condition Survey  No transportation of the loads shall take place until a survey of the condition of the adopted highway has been submitted, the survey must consist of a plan to a scale of 1:1000 showing the location of all defects identified and a written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.  Transport route  After a sufficient route has been approved, and a highway condition survey has been granted satisfactory approval, a swept path analysis for the whole transport route is required with no deviation from any approved routing plan.  Mitigation works  Should the transport route prove that any mitigation works are required to support the proposal, then these works would need to be carried out by Lancashire County Council as the Local Highway Authority under the relevant legal agreements with all mitigation works and associated costings being carried out at the expense of the applicant.  Public safety measures  Any areas along the approved routing plan that have been identified as requiring public safety measures (other than mitigation works) would need the applicant to provide measures to protect vulnerable road users (pedestrians and cyclists) which may include adequate space being made available and maintained whilst also including any necessary temporary traffic management measures. | | |
| **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** | | |