

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2021/1261
Our ref D3.2021.1261
Date 27th January 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1261**

Address: **Old Row, Whalley Road, Barrow BB7 9AZ**

Proposal: **Discharge of Conditions 27 (Construction Method Statement), 28 (Street phasing and completion plan) and 29 (Management and Maintenance Details) of planning permission 3/2016/0146.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No Objection

No Objection to Discharge of Condition 27.

Objection

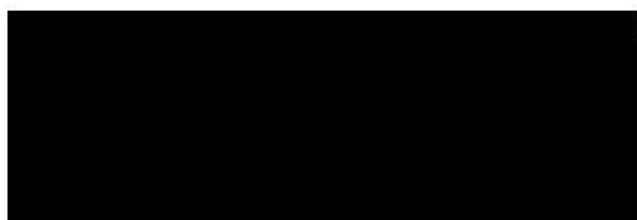
Objection to Discharge of Condition 28 and 29.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the Discharge of Condition 27 (Construction Method Statement), 28 (Street phasing and completion plan) and 29 (Management and Maintenance Details) of planning permission 3/2016/0146.

The LHA had no objection to Condition 27 but required further information regarding Condition 28 and 29 regarding drainage at the site.



Condition 27

" No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide details in respect of:

- Timing of delivery of all off site highway works*
- The parking of vehicles of site operatives and visitors*
- The loading and unloading of plant and materials*
- The storage of plant and materials used in constructing the development*
- The erection and maintenance of security hoarding*
- Wheel washing facilities and road sweeper*
- Details of working hours*
- Contact details for the site manager*
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)*
- Routes to be used by vehicles carrying plant and materials to and from the site*
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.*

REASON: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to ensure the development would not be of detriment to the safe operation of the immediate highway during the construction of the development in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

Highway Comments:

The LHA have reviewed the Construction Management Plan provided by Mulbury Homes and the LHA are satisfied that the arrangements comply with the LHAs guidance. Therefore, the LHA have no objection to the discharge of the condition.

Condition 28

" No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed. The Estate Street Phasing and Completion Plan shall set out dates for entering of the section 38 agreement of the Highways Act 1980 or the establishment of a private management and Maintenance Company.

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential financial security and highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual

amenities of the locality and users of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy."

Highway Comments:

The LHA have reviewed the Estate Street Phasing and Completion Plan and have no objection to the plan.

However, before the LHA are able to discharge the condition, the LHA require a design submission of the Section 38 agreement to be submitted to the Section 38/278 team at developeras@lancashire.gov.uk, to start the process.

Condition 29

" No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential financial security and highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy."

Highway Comments:

The LHA are satisfied that Mulberry Homes will maintain the internal road network, until the road is adopted by the LHA which is subject to a Section 38 agreement.

Before the LHA are able to discharge the condition, the LHA require the Applicant to submit a design submission of the Section 38 agreement to the LHAs Section 278/38 team at developeras@lancashire.gov.uk, to start the process.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council