

Ribble Valley Borough Council
Housing & Development Control

Phone:
Email:

Your ref: 3/2023/0218
Our ref: D3.2023.0218
Date: 12th May 2023

FAC [REDACTED]

Dear Sir/Madam

Application no: **3/2023/0218**

Address: **Highcliffe Cottage Lower Chapel Lane Grindleton BB7 4RN**

Proposal: **Renovation and part demolition of detached outbuilding to Highcliffe Cottage. Alterations to roof and addition of 1.1m high metal safety railings.**

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

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed renovation and part demolition of a detached outbuilding at Highcliffe Cottage, Lower Chapel Lane, Grindleton.

The LHA are aware that the outbuilding will continue to be accessed off Higher Chapel Lane which is an unadopted road and serves Public Footpath FP0321046. The outbuilding also abuts Lower Chapel Road which is again an unadopted road and the access track serves Public Footpath FP0321046.

Lancashire County Council
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PO Box 100, County Hall, Preston, PR1 0LD

Given the close proximity to the Public Footpaths, the LHA will request that before any works commence that the Applicant discusses the works with the LHAs Public Rights of Way team, with Public Footpath FP0321046 potentially needing to be temporarily closed as construction works occur at the site.

The LHA will also condition that a Construction Management Plan is submitted prior to work commencing. The LHA require information in the plan regarding where operatives will park when works are being undertaken.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Informatives

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours faithfully



Highway Development Control
Highways and Transport
Lancashire County Council