

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0166
Our ref D3.2022.0166
Date 19th April 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2022/0166**

Address: **Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS**

Proposal: **Discharge of conditions 4 (Highways), 8 (CEMP), 11 (Drainage) and 12 (Drainage verification) of application 3/2021/0076**

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

Summary

Objection

Objection to Discharge of Condition 4 and 8.

No Comment

No comment to Discharge of Condition 11 and 12.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a re-consultation for a discharge of conditions application for Conditions 4 (Highways), 8 (Construction Management Plan), 11 (Drainage) and 12 (Drainage Verification) of planning application 3/2021/0076 at Queen Mary Terrace and Bridge Terrace, Mitton Road, Whalley.

The LHA previously responded to the application on 30th March 2022, objecting to Condition 4 and 8.

Since then, a revised Construction and Environmental Method Statement dated April 2022 has been submitted, which will be reviewed below.

It is worth noting that the LHA have no comments to make regarding Condition 11 and 12 with the LHA not requesting to condition this.

Condition 4

"No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site."

Highway Comments:

The LHA have reviewed the highway scheme and require the Applicant to agree a Section 278 agreement with the LHA before the condition can be discharged.

The LHA advise the Applicant to contact the LHAs Section 278 team to discuss further.

Condition 8

"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:

- 1. 24 Hour emergency contact number;*
- 2. Details of the parking of vehicles of site operatives and visitors;*
- 3. Details of loading and unloading of plant and materials;*
- 4. Arrangements for turning of vehicles within the site;*
- 5. Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;*
- 6. Measures to protect vulnerable road users (pedestrians and cyclists);*
- 7. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- 8. Wheel washing facilities;*
- 9. Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;*
- 10. Measures to control the emission of dust and dirt during construction;*
- 11. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- 12. Construction vehicle routing;*

13. 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."

Highway Comments:

The LHA have reviewed the Construction Management Plan and Prospect Homes drawing number CMP-01 Rev D titled "Construction Management Plan" and welcome the changes to the construction management plan, as expressed in the previous comments.

However, to support the creation of a temporary access for Parcel B, which will serve the "Sales Complex," the LHA request that vehicular visibility splays of 2.4m x 51m are provided in both directions on a plan.

Should the temporary access be able to achieve the visibility splays, the LHA will have no objection in discharging the condition in its current guise.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council