

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0070
Our ref D3.2022.0070
Date 1st March 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0070**

Address: **2 West View Main Street Grindleton BB7 4RB**

Proposal: **Proposed detached garage structure**

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 detached garage at 2 West View, Main Street, Grindleton.

The LHA are aware of the relevant planning history at the site with it being listed below:

3/2018/0556-Single-storey flat roof with lantern extension to the rear, new build single storey garage and store, low level wall to front elevation. Permitted 31/08/2018.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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www.lancashire.gov.uk

3/2018/0237- Proposed single-storey, flat-roof extension with upvc roof lantern to the rear; flat-roof dormer to the rear and new single-storey double garage and store. Refused 06/06/2018.

The LHA are aware that application reference 3/2018/0556 which was permitted by the Local Planning Authority, is the same proposal as this application. Therefore, given that the scheme has already been approved in 2018, the LHA have no objection to the proposal.

The LHA, do request, however that a Construction Management Plan is submitted. This is because the proposed garage, which will be accessed to the rear of the dwelling from Harrison Terrace is a Bridleway with the path reference 3-21-BW55. Therefore, the use of the Bridleway should not be compromised during the construction phase of the proposal.

Conditions

1. 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;
- Arrangements for turning of vehicles within the site;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

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.

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

Ryan Derbyshire
Assistant Engineer

Highway Development Control
Highways and Transport
Lancashire County Council