

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2022/0105
Our ref D3.2022.0105
Date 25th April 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0105**

Address: **1-5 Back St Pauls Street Low Moor Clitheroe BB7 2LS**

Proposal: **Variation of conditions 9 (Parking) and 10 (Bins) from planning permission 3/2017/0920 changing a shared bin store building to storage of bins at each dwelling and to reduce the size of the turning area.**

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

Summary

Objection

Objection to Variation of Condition 9.

No Objection

No Objection to Variation of Condition 10.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a variation of condition application for Condition 9 (Parking) and Condition 10 (Bins) of planning permission 3/2017/0920 at the 1-5 Back St Pauls Street, Low Moor, Clitheroe.

The permitted application was for the erection of 5 dwellings at the site.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

Condition 9

" The parking areas hereby approved shall be surfaced and marked out in accordance with a scheme that shall first have been submitted to and agreed in writing by the Local Planning Authority. The agreed parking scheme shall be implemented and made available for use prior to first occupation of any of the dwellings hereby approved.

REASON: In order that the Local Planning Authority may ensure that adequate dedicated parking provision is provided on site to serve the dwellings hereby approved in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy."

Highway Comments:

The LHA have reviewed APB drawing number DWG/Site/01B Rev A1 titled "Revised Turning Area and Bin Storage" and are aware that the turning area for the site, adjacent to Plot 5 will be reduced in size.

The LHA object against the turning head reducing in size because the LHA are concerned that the turning head will be inadequate for large delivery vehicles to turn around and exit the site in a forward gear.

The need to exit the area in a forward gear is important given the narrowness of the internal carriageway which serves the 5 dwelling. Therefore, it would be unacceptable for a large delivery vehicle to have to reverse all the way to the adopted highway should the turning head be reduced in size.

The LHA advise the Agent that the turning head should be the same size as the one already approved following application reference 3/2017/0920. This is because the size of the turning head was adequate for the scale of development and should the area be used for informal parking, the size of the turning head meant that the usability would not be impacted upon.

Condition 10

"Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the revised siting for the refuse storage area, including precise details of the nature of the storage have been submitted to and agreed in writing by the Local Planning Authority. The agreed refuse storage area/provision shall be constructed and made available for use prior to first occupation of any of the dwellings hereby approved. The refuse storage provision shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that adequate dedicated refuse storage provision is provided on site to serve the dwellings hereby approved in accordance with Policy DMG1 of the Ribble Valley Core Strategy."

Highway Comments:

The LHA have reviewed APB drawing number DWG/Site/01B Rev A1 titled "Revised Turning Area and Bin Storage" and have no objection to each dwelling having a bin collection point provided on their private drives rather than a collective bin store located adjacent to the turning head.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council