

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2022/0589
Our ref D3.2022.0589
Date 11th August 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0589**

Address: **1 Ribble Lane Chatburn BB7 4AG**

Proposal: **Proposed double driveway and dropped kerb to the right side of the front of property.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for a proposed driveway and dropped kerb at 1 Ribble Lane, Chatburn.

The LHA previously responded to the application on 5th August 2022 requesting further information regarding the depth of the driveway and requested should the length of the driveway for both spaces not exceed 4.8m then a revised scheme should be submitted.

Phil Durnell

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

Since then, the Agent has submitted an email sent to the Local Planning Authority on 10th August 2022, detailing the further information.

The LHA will review the new information and the other supporting documents below.

Site Access/Internal Layout

The LHA are aware that the dwelling will be accessed off Ribble Lane which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed the drawing titled "Proposed Site Plan" and are aware that a 7.4m dropped kerb is required to provide access to the 6.5m wide driveway which will serve the two proposed car parking spaces.

The LHA are aware that the access will conflict with an existing streetlight and an existing bus stop. Despite this the LHA are aware that the LHAs Streetlighting team and Bus Services Team have no objection to the relocation of both of these services. However, the LHA makes the Applicant aware that they will be liable to the full cost of relocating both of these services further along Ribble Lane. The relocation and creation of the access will all be undertaken under a Section 278 agreement

The LHA have reviewed the drawing titled "Proposed Visibility Splays" and are aware that the vehicular visibility splays provided comply with the LHAs guidance for a 30mph road and so the LHA have no comments to make regarding the site's visibility.

The LHA have also reviewed the further information provided by the Agent on an email sent to the LPA on 10th August 2022, and have been made aware that the length of the driveway exceeds 4.8m for both car parking spaces. Therefore, should this be the case the LHA have no objection to the proposal.

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.

2. No part of the development hereby approved shall be used until all the highway works (relocation of the streetlight; relocation of the bus stop and paving associated with the bus stop) have been constructed and completed in accordance with a

scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

3.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing titled "Proposed Site Plan" have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

4.The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

5.The surface water from the approved driveway should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

Informatives

- The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
- Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all

developers are advised to seek to enter into Section 278 agreements at a very early stage

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council