

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2022/0628
Our ref D3.2022.0628
Date 11th August 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0628**

Address: **Salesbury Memorial Hall and 93 Ribchester Road Clayton le Dale
BB1 9HT**

Proposal: **New vehicular access and parking area within existing garden of 93 Ribchester Road. Increase width of vehicular access to Salesbury Memorial Hall from Ribchester Road including drop kerbs and footpath alterations.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a new vehicular access to serve number 93 Ribchester Road and to extend the existing access at Salesbury Memorial Hall in Clayton le Dale.

The LHA are aware of the recent planning history associated with the site, Salesbury Memorial Hall which will be listed below:

Phil Durnell

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

3/2014/0125- Proposed alterations to increase the width of the existing site entrance (Resubmission of application 3/2013/0704). Permitted 14/05/2014.

3/2013/0704- Proposed alterations to increase the width of the existing site entrance. Withdrawn 18/10/2013.

Site Access

The LHA are aware that Salesbury Memorial Hall and number 93 Ribchester Road are located directly off Ribchester Road which is a B classified road subject to a 30mph speed limit.

It is worth noting that Salesbury Memorial Hall currently has an access which serves its car park. However, following the proposal the access is aiming to be extended while the dwelling number 93 Ribchester Road, which is located adjacent to the Hall, currently has no access which the proposal will rectify.

In any case, the LHA have reviewed drawing number 30F41550002 titled "Proposed New Entrance" and are aware that the proposed access serving Salesbury Memorial Hall will be approximately 8.4m wide with a 11.75m dropped kerb serving the access, while the dwellings access will be 6.6m wide with a 7.2m dropped kerb. The LHA are aware that the access width for both of the uses comply with the LHAs guidance.

However, the LHA have reviewed the provided visibility splays, as shown on the drawing and are aware that the drawing has provided visibility splays of 2.7m x 32m to the right and 2.7m x 50m to the left of the access for the Salesbury Memorial Hall access. While the drawing has provided visibility splays of 2.7m x 43m to the right and 2.7m to the left of the access serving number 93 Ribchester Road.

Unfortunately, the LHA are unable to accept the visibility splays and so require an amended drawing to be submitted. This is because the setback distance of the visibility splays is not correct, with the LHA requiring a setback distance of 2.4m for Salesbury Memorial Hall and 2m for the dwelling rather than the provided setback distance of 2.7m. The LHA also remind the Agent that the visibility splays are unable to overlook third party land with the land not being within the Applicants control and anything within the visibility splays should be no higher than 0.9m to ensure visibility is not impaired. The splays should also be 43m in length to ensure that both accesses can provide the minimum visibility the LHA require for a 30mph road.

Furthermore, the LHA further advise the Agent and Applicant that should the application be approved the LHA will require the gully, street sign and telegraph pole to be relocated, while the H bar located at Salesbury Memorial Halls access will have to be extended. All of these works will be at the expense of the Applicant.

Conclusion

The LHA require a revised visibility splay drawing to be submitted to ensure that the adequate visibility can be provided at both accesses.

Yours faithfully

Ryan Derbyshire

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council