

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1122
Our ref D3.2021.1122
Date 11th January 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1122**

Address: **36 Painter Wood Whalley Old Road Billington BB7 9JD**

Proposal: **Demolition of existing house and erection of a replacement dwelling with associated external works.**

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 an application for the demolition and replacement of an existing dwelling at 36 Painter Wood, Whalley Old Road, Billington.

Site Access

The LHA understands that the dwelling is located directly off Whalley Old Road which is a C classified road subject to a 40mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA have reviewed Peter Hitchen drawing number A1.5 titled "Proposed Site Plan" and understands that the access will remain unaltered following the proposal. Therefore, given that the access already serves the existing dwelling, the LHA have no comments to make.

Internal Layout

The LHA have reviewed Peter Hitchen drawing number A1.4 titled "Proposed Plans" and Peter Hitchen drawing number A1.5 titled "Proposed Site Plan" and are satisfied that the parking arrangements complies with the parking standards found in the Joint Lancashire Structure Plan. Therefore, the LHA have no further comments to make.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Peter Hitchen drawing number A1.5 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).

2. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A1.5. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

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

