

Director of Community Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire BB7 2RA

FAO Graeme Thorpe

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Your ref
Our ref TL /3/2013/0014
Date 1st March 2013

Dear Sirs

Planning application no: 3/2013/0014

Proposal: Outline Planning Application for residential development, including details of the means of access to the land.

Location: Land adjacent to St. Paul's Church, Edisford Road, Clitheroe.

I do not have an objection in principle to this application.

The proposed access onto Edisford Road is acceptable, but please note there is an alternative acceptable access from the site onto St. Paul's Terrace.

Visibility splays onto Edisford Road of 2.4m by 43 are required in each direction at the proposed access.

The developer should be aware that there is a claimed footpath along the rear of the site, including access from St Paul's Terrace onto the footpath. This matter is being dealt with by LCC and the creation of a public right of way here has not yet been resolved. For more information, the developer should contact Anne Taylor on telephone number 01772 534608, email anne.taylor@lancashire.gov.uk.

Pedestrian access should be provided through the existing gate in the Edisford Road frontage at the eastern end of the site.

I would ask that provision should be made for pedestrian access onto the claimed footpath so that if this is confirmed, the residents of this estate can use it. Please ask the developer to contribute up to £3000 for the improvement of the claimed footpath, under a section 106 agreement. If this footpath is not confirmed, then the funds would not be requested.

Jo Turton

Executive Director for the Environment
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Pedestrian access onto St Paul's Terrace should also be provided, whether or not the footpath is confirmed.

Works will be required in the highway to create the vehicular access into the site and the details of these works will need to be agreed with LCC Highways before any development commences.

The cost of any consequential works required in the highway as a result of the creation of the new access will be charged to the developer.

Please add the following conditions and note to any planning consent you may decide to grant.

Condition 1.

The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before construction work commences.

Condition 2.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed estate road from the continuation of the nearer edge of the carriageway of Edisford Road to points measured 43m in each direction along the nearer edge of the carriageway of Edisford Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.

Condition 3.

Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

Condition 4.

No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

Condition 5.

No part of the development hereby approved shall be occupied or opened for trading until all the off-site highway works have been constructed in accordance with a scheme which 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.

Condition 6.

Notwithstanding the submitted plans all garage doors shall be located at least 5.5m back from the highway boundary at all times and the garages and driveways thereafter kept clear for the parking of a private motor vehicle and cycle. Reason: to ensure satisfactory off street parking arrangements are preserved at all times.

Note A.

Before construction work commences, the developer should contact Eddie Mills, Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 08450 530011) and quote the planning application number, in order to discuss and agree the access for construction traffic and times of working.

Note B.

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

Yours faithfully

Trevor Lewis
Traffic and Development Engineer

