

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

Tel No 0845 0530011

Email CustomerServiceEast@lancashire.gov.uk

Your ref
Our ref TL /3/2013/0271
Date 3rd May 2013

FAO Claire Booth

Dear Sirs

Planning application no: 3/2013/0271
Proposal: Erection of two detached dwellings.
Location: Land at George Lane Read Lancashire.

I have no objection to this proposed development, but please note the following.

Works will be required in the highway to create the access to the site. The developer should contact LCC Highways to discuss these items and agree the works required.

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

Condition 1.

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.

For each dwelling, the visibility splays 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 access from the continuation of the nearer edge of the carriageway of George Lane to a point measured 45m along the nearer edge of the carriageway of Geoerge Lane 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.

Jo Turton
Executive Director for the Environment
LCC Highways Depot • Riddings Lane •
Whalley • BB8 9BA



Note.

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