

04 JUL 2013

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

Your ref
Our ref TL /3/2013/0511
Date 2nd July 2013

FAO Graeme Thorpe

Dear Sirs

Planning application no: 3/2013/0511

Proposal: Outline application for residential development (nine dwellings).

Location: Land off Clitheroe Road, Barrow BB7 9AQ.

I do not have a fundamental objection to this application, but please note the following comments.

This application is an outline application with all matters reserved (including access). However some information is provided by the developer concerning the position of the proposed estate road junction with Clitheroe Road, and this is acceptable.

I will ask for the following:

- Improvements to the public right of way, FP17, where it passes through the site. Pedestrian access from this development should be provided onto the PRow.
- A footway along the frontage of the property next to the Clitheroe Road carriageway. This will entail widening of the adopted highway (using a strip of land from the development site) and a S278 agreement.
- Parking within the curtilage of each dwelling should satisfy the parking standards.
- The estate road is to be constructed to the LCC specification for construction of estate roads.

Please add the following conditions and notes 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 other construction work takes place within the site. Reason: To ensure that satisfactory access is

Jo Turton
Executive Director for the Environment
LCC Highways Depot • Riddings Lane • Whalley •
BB7 9RW



provided to the site before the construction of the development hereby permitted 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 land to be the subject of this condition shall be at the junction of the new estate road and Clitheroe Road, and shall be that land in front of the visibility splays shown on drawing number TRI-0953-03, 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.

Note A.

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.

Note B.

Concerning FP17, the grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

Yours faithfully

Trevor Lewis
Traffic and Development Engineer