

Ribble Valley Borough Council
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Your ref:
Our ref: LHS/CS/3/2016/0423
Date: 8TH June 2016

For the attention of Adam Birkett.

Proposal:	Demolition of existing buildings and erection of a two storey detached dwelling house including garage, drive, garden and existing access
Location:	Former Filling Station 10 and 12 Sawley Road Chatburn BB7 4AS
Grid Ref:	376931 - 444144

With regard to your letter dated the 25th May 2016.

The Highway Development Control Section does not have any objections regarding the proposed demolition of existing buildings and erection of a two storey detached dwelling house including garage, drive, garden and existing access and are of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Ribble Valley Parking Standards, the Highway Development Control Section is of the opinion that the applicant has provided adequate off road parking provision for the proposed three bedroom property.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. No part of the development shall be commenced until the shown walls and fences on the highway frontage of the site to access road shall be provided and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of The back street. The land within 2m of the back edge of the footway to the east of the new site access and 1m to the west of the site access shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway. Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.
2. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reason: To allow for the effective use of the parking areas

3. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.
4. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Sawley Road A similar survey shall be carried out within one month of the completion of the external works, and the developer shall make good any damage to Sawley Road to return it to the pre-construction situation. Reason; to maintain the construction of Sawley Road in the interest of highway safety.
5. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials used in the construction of the development;
 - Storage of such plant and materials;
 - Wheel washing facilities;
 - Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - Routes to be used by vehicles carrying plant and materials to and from the site;
 - Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.Reason: to protect existing road users.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer