

Ribble Valley Borough Council  
Church Walk  
Clitheroe  
BB7 2RA

Phone: 0300 123 6780  
Email: highways@lancashire.gov.uk  
Your ref: 3/2016/0718  
Our ref:  
Date: 19 September 2016

**For the attention of Adrian Dowd**

Dear Sirs

**Application No:** 3/2016/0718

**Proposal:** Erection of a new detached dwelling and detached triple car accommodation. Creation of new vehicular access.

**Location:** Oakleigh, Whalley Road, Barrow BB7 9BN

**Grid Ref:** 373632, 437948

The Highway Development Control Section does not have any objections in principle regarding the proposed erection of a new detached dwelling, detached triple car accommodation and creation of new vehicular access at the above location. We 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, subject to the following comments being noted, and with the following conditions and notes being applied to any formal approval.

From the information provided by the applicant the sight line requirement is fully achievable over the applicant's land and the existing adopted highway.

The creation of the new vehicular access shall be the subject of a Section 278 agreement between the applicant and Lancashire County Council as the Highway Authority. No part of the development shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority, to ensure that the final details of the highway scheme/works are acceptable.

**Conditions**

1. The car parking and manoeuvring scheme to be laid 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.

**Phil Barrett**  
Director of Community Services  
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

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 over 1m above road level. 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 access from the continuation of the nearer edge of the carriageway of Whalley Road to points measured 59m in each direction along the nearer edge of the carriageway of Whalley Road, 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 site access for vehicles entering and leaving the site.
3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 6m into the site shall be appropriately paved in bound porous material. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
  - i) The parking of vehicles of site operatives and visitors.
  - ii) The loading and unloading of plant and materials.
  - iii) The storage of plant and materials used in constructing the development.
  - iv) The erection and maintenance of security hoarding.
  - v) Wheel washing facilities.
  - vi) Measures to control the emission of dust and dirt during construction.
  - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.
  - viii) Details of working hours.
  - ix) Routing of delivery vehicles to/from site.
5. 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.

## **Notes**

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.

2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with Lancashire County Council as Highway Authority for the new site access and associated off-site works. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council for further information by contacting the Development Control section on 0300 123 6780 or by e-mail on [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk), quoting the planning application reference number.

Yours faithfully

Janet Simpson  
Highways Development Control  
Lancashire County Council