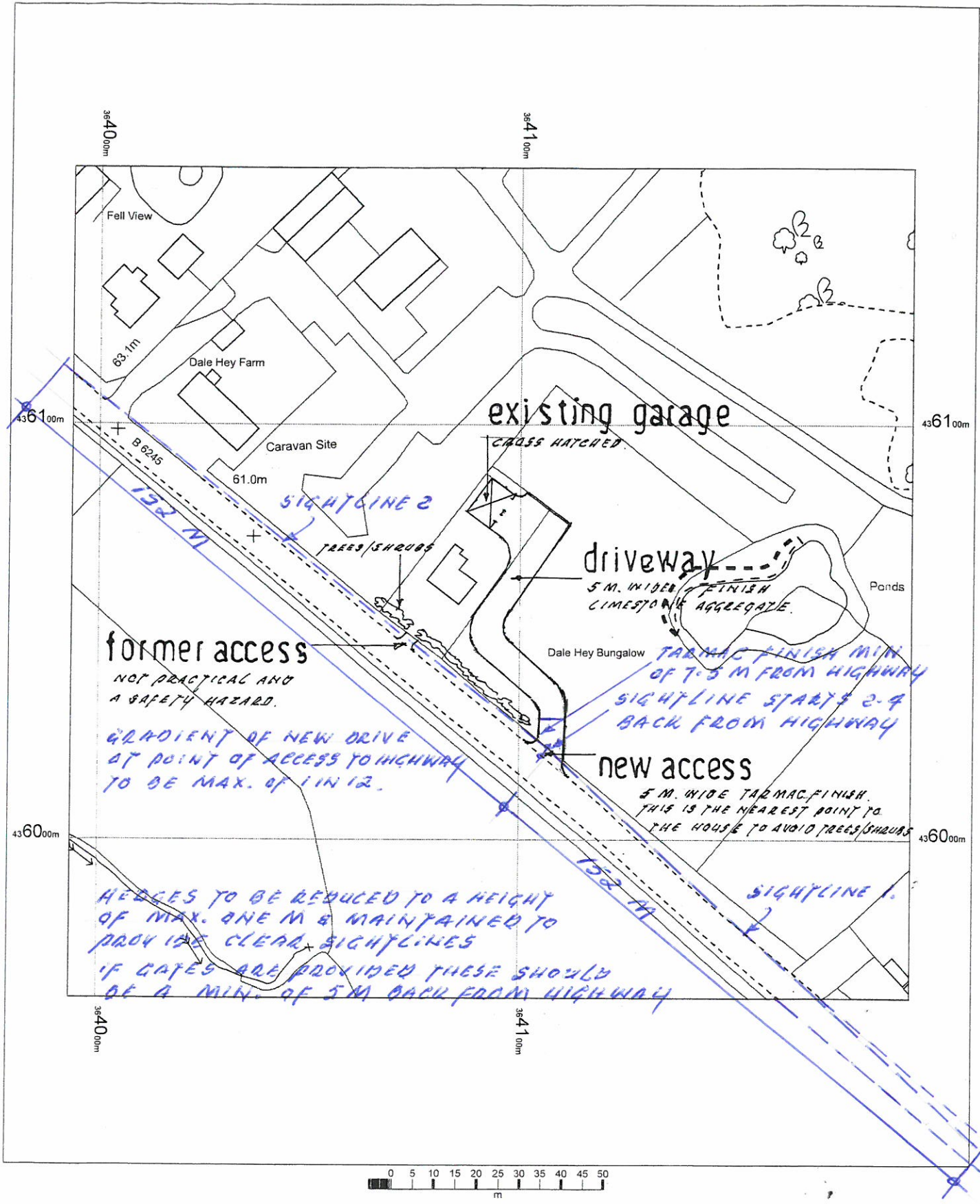


✓ PLANNING



Dale Hey Bungalow
 Preston Road
 Ribchester
 PR3 3XL *PROPOSED NEW ACCESS AND DRIVEWAY TO GARAGE*
 DDG REF 2317 CB/RF.

OS MasterMap 1250/2500/10000 scale
 28 March 2017, ID: MDP-00611520
 www.malcolmhughes.co.uk
 1:1250 scale print at A4, Centre: 364094 E, 436062 N
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 100019980



REVISION 'A' NOTES ADDED FOR HIGHWAYS DEPT.



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Adam Birkett
direct line: 01200 414571
e-mail: Adam.birkett@ribblevalley.gov.uk
my ref: 3/2017/0813
your ref:
date: 11 October 2017

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mr Fish

FORMATION OF A NEW ACCESS AND DRIVEWAY TO DALE HEY BUNGALOW, PRESTON ROAD, RIBCHESTER

I write with regard to your planning application which seeks consent for the formation of a new access and driveway to Dale Hey Bungalow, Preston Road, Ribchester.

I have received representations from the County Surveyor (Highways) who has stated that an objection is raised against the application until plans are submitted that include the following features:

- Alterations be undertaken to achieve the necessary sightlines at the point of access. Sightlines both sides of the junction would need to be 200 metres if possible and at least 152 metres as an absolute minimum. These sightlines would need to be possible from a point that is 2.4m back from the edge of the highway. Such work may require some of the hedges to be reduced to and maintained at a height not exceeding 1 metre.
- A plan to indicate that there will be at least 7.5 metres of bound surface between the edge of the highway and the limestone aggregate road.
- Plans to indicate that any gates will be placed 5 metres back from the edge of the highway to ensure that they can pull clear of the highway. If vehicles of longer than 5 metres are expected to use this access point when it is completed then the gates should be set further back.
- Plans to indicate a cross section of the access point indicating the gradient of the new drive at the point of access to the highway.

I ask that you provide amended plans in accordance with the above recommendations within 14 days of the date of this letter. If amended plans are not received the application will be determined as submitted and should the application be refused you would have the right to appeal against the Council's decision.

Should you wish to discuss the above, or require further clarification on the requirements, please do not hesitate to contact me.

Yours Sincerely

PLANNING	
Adam Birkett (Principal Planning Officer)	
19 OCT 2017	
FOR THE ATTENTION OF	

Directors: John Heap B.Eng. C. Eng. MICE, MRTPI, Jane Pearson CPFA

Chief Executive: Marshal Scott CPFA

*NOTES ADDED TO
PLAN 16/10/17*