

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk)

Your ref: 2018/0435  
Our ref:  
Date: 21/09/2018

Dear Sirs

**Re:** Planning Application 18/0435

**Address:** 32 Hall Street Clitheroe BB7 1HJ

**Description:** Demolition of existing property and associated outbuildings and erection of six three-bedroomed town houses.

With respect to this application we would not wish to raise any objections. This is based on the details of the plan numbered GRAHA/01 / DWG 01C dated 19/09/18

This plan provides for garages for Plots 1-2, and the removal of the parking spaces to the front of the properties. All of the proposed garages are sufficiently large enough to be counted as parking spaces and should remain as such for the perpetuity of the development.

The parking space in front of plots 4-6 have also been altered from the initial submission access, although it is expected that they will still function.

There are still concerns previously expressed regarding the following points:-

- There has been no indication regarding the provision of any surface water drainage.
- Although some street lighting has been shown it is not expected to have achieved any recognised lighting class under BS5489
- The swept path analysis undertaken to ensure that a refuse collection vehicle can enter and exit the development in a forward gear has only been shown in one direction, this may not be the preferred direction by the driver this should be repeated in the other direction.

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

Should you wish to support this application we would wish for the following condition to be added to the approval.

1. The Highway Development Control Section recommends the local planning authority attaches conditions requiring an agreement between the householders and a Private Management and Maintenance Company confirming funding, management and maintenance regimes. To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.
2. 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. **Reasons:** To allow for the effective use of the parking areas.
3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. 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. These works shall be completed prior to first occupation.
4. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority. In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development.
5. 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

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie  
Highways Development Control  
Lancashire County Council

### **Notes**

1. This consent requires the construction, improvement or alteration of an access to the public highway and other of site works such as street lighting improvements. Under the Highways Act 1980 Section 278, 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 works can start you must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings. For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation
2. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433
3. This consent does not give approval to a connection being made to the County Council's highway drainage system.