

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: highways@lancashire.gov.uk

Your ref: 2018/0837  
Our ref:  
Date: 02/10/2018

Dear Sirs

**Re:** Planning Application 18/0837

**Address: Former Household Waste Recycling Centre off Whalley Road,  
LANGHO**

**Description: Development of the former waste recycling center to create four  
class B1/B8 business units.**

With respect to this application we would not wish to raise an objections to the principle of the development. However, there are a number of concerns which, should they be allayed before we would be able to fully support the application.

The concerns regarding the site are as follows:-

- The lack of pedestrian footways within the site, whilst Longsight Road has a footway to the gated access, the footway does not continue within the site. Additionally there is no pedestrian access onto the site.
- A swept path analysis should be provided showing how a refuse collection vehicle or large emergency vehicle such as a Fire Engine can enter and leave the site in a forward gear.
- There is no indication as to which direction the gates at the end of the adopted highway will open. Clause 153 of the 1980 Highways Act restricts the opening of gates and doors over the adopted highway; as such the gates must not open onto the adopted highway for perpetuity of the approval.

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

1. A turning head is required to allow refuse vehicle and emergency vehicles to turn within the site

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

2. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway. **Reasons** to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.

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. 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.