

Development Control
Ribble Valley Borough Council

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

Your ref: 2018/1107
Our ref:
Date: 19/12/2018

Dear Sirs

Re: Planning Application 18/1107

Address: Roall Garth Hesketh Lane Chipping PR3 2TH

Description: Change of use from C3 (dwelling) to C2 (residential care) with associated minor alterations to internal layout, replacement of one garage door with combination window frame, installation of new window to rear of garage.

With respect to this application we would not wish to raise any objections.

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

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the back edge of the verge. The gates shall open away from the highway. **Reasons:** To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a car to wait off road.
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.
3. In order to promote sustainable transport a suitable electric vehicle charging point for at least 1 vehicle should be provided this may be done in partnership with a suitable 3rd party provider. As detailed in From Section 105 of NPPF 2018.

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

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

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council