

Development Control
Ribble Valley Borough Council

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

Your ref: 2018/1116
Our ref:
Date: 14/03/2019

Dear Sirs

Re: Planning Application 18/1116

Address: 98 Ribchester Road Clayton Le Dale BB1 9HQ

Description: Proposed construction of new 5 bedroom dwelling within the curtilage of 98 Ribchester Road, following the demolition of existing stone building.

With respect to this application we would not wish to raise any objections. The change in the area previously within the curtilages is noted.

The development will require some works to the edge of the carriageway to raise an existing extended dropped crossing that will aid the drainage of the carriageway, and to provide protection the pedestrians accessing to the property. The area will need to be made up as footway to an adoptable standard This will form the extents of the section 278 requirement

Should you wish to support the application we would look for the following conditions to be added:-

1. 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.
2. The visibility splay measured from the centre of the new access onto Ribchester Road as detailed on the proposed site plan dated 18/02/2019. The sight line splays will require walls, fences, trees, hedges, shrubs, ground growth, structures etc. to have a maximum height of 1.0m above the height at

Sue Harper,
Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

the centre line of the adjacent carriageway and they shall be maintained below this height for the perpetuity of the development.

3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. **Reasons:** 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. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. **Reasons;** To prevent stones and mud being carried onto the public highway to the detriment of road safety.
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) Measures to control the emission of dust and dirt during construction
 - vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - vii) Details of working hours

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 or on 01772 533433

2. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement". These works will require the reformation of a raised kerb fronting the development with the exception of the area used for dropped crossing.