

Development Control
Ribbles Valley Borough Council

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

Your ref: 2019/0471
Our ref:
Date: 01/08/2019

Dear Sirs

Re: Planning Application 19/0471

Address: Blue Bell Farm Higher Road Longridge PR3 2YX

Description: Proposed conversion of laboratory and office to live work unit

With respect to this application we would not wish to raise any objections to the principle of the development.

A plan from PGB Architectural Services numbered Job No 3109 Drg. No 100 showing the available visibility splay has been provided. This shall be used to provide the limits of the area where any walls, fences, trees, hedges, shrubs, ground growth, structures etc. shall be kept below 1m in height.

In order to support the development we would also wish for the following conditions to be added;

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. **Reasons:** To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
2. The visibility splays will require walls, fences, trees, hedges, shrubs, ground growth, structures etc. to have a maximum height of 1.0m above the height at the centre line of the adjacent carriageway.

Phil Durnell

Director of Highways and Transport
Lancashire County Council
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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.

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