

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2019/0648  
Our ref Robert Gregg  
Date 13<sup>th</sup> August 2019

Dear Lee

Application no: **3/2019/0648**

Address: **34 Painter Wood Whalley Old Road Billington BB7 9JD**

Proposal: **Demolition of existing dwelling house and erection of a replacement dwelling house with associated external works. Resubmission of planning permission 3/2019/0297**

I have viewed the plans and submitted documents and I have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

### **Access**

Access to the proposal is via an existing access point onto Whalley Old Road, a classified Road namely C545. Due to the nature of the road, there was previously concerns regarding the access to the site from Whalley Road, Billington. As the traffic movement is restricted by the tightness of the bend and is limited to vehicles with a maximum length of 26 ft. or 7.9m and therefore a Construction Management Plan was required.

Included within the submitted documentation is a construction method statement which refers to the requirements laid out within the condition 5 of approved planning application 3/2019/0297. However, whilst the submitted construction method

---

#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

statement would partially satisfy most of the requirements laid out in condition 5. The applicant still needs to demonstrate the provision of wheel washing facilities and measures to control the emissions of dirt and dust during construction.

### **Visibility Splays**

In accordance with the proposed site plan, drawing number 5744-10D the plans demonstrate the proposal of a 1.2m high boundary treatment wall fronting the application site. However, the boundary wall shall be no greater than 1.05m in height to aid visibility and safe access to and from the proposed dwelling.

### **Access Gates**

The proposed access to the development site is to remain ungated in accordance with the submitted plans. However, in the first instance any gates are to be positioned at the entrance, then any gateposts erected at the access point shall be positioned 5m behind the nearside edge of the carriageway.

### **Conclusion**

In accordance with the submitted plans and documentation;

I would raise no objection to the proposal on highway grounds subject to the following conditions.

Should your council be minded to approve this application then I would request that the following conditions be attached to any permission that may be granted.

### **Conditions**

1. 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:
  - The parking of vehicles of site operatives and visitors
  - Wheel washing facilities
  - Measures to control the emission of dust and dirt during construction
  - A scheme for recycling/disposing of waste resulting from demolition and construction works
  - Routing of delivery vehicles to/from site
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedges, trees, shrubs or other devices over 1.05m above road level. **Reason:** To ensure adequate visibility at the street junction or site access.

3. 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. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the splays hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1.05m above road level.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

**Robert Gregg**

Development Support Technician

Highways and Transport

Lancashire County Council

T: 01282 470840

M: 07976316464

[www.lancashire.gov.uk](http://www.lancashire.gov.uk)