

Development Control
Ribble Valley Borough Council

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

Your ref: 2019/0666
Our ref:
Date: 16/08/2019

Dear Sirs

Re: Planning Application 19/0666

Address: Land south of Lower Road Hothersall PR3 2YY

Description: Erection of business units (use class B1 and B8) comprising three new buildings with access, parking and provision of secure compounds.

With respect to this outline application for the erection of 3 new business units we would not wish to raise an objection.

Should a full application be forthcoming we would expect that the following point are addressed within it. There is a concern that these additional units will intensify the existing use of the access further work to improve this may be required. This is not intended to be a comprehensive list.

- A swept path analysis showing that a 12m 24 tonne rigid vehicle can exit and entre the site without crossing the centre line of Blackburn Road when exiting towards Preston
- A second swept path for an articulated vehicle with a standard 12m container will also be required
- A Construction Management plan for the development, any works should not impede the existing business
- A 7 day traffic count is required to establish the 85th percentile speed required for a visibility splay. It is noted that the 30mph limit has moved due to the recent housing development

Phil Durnell

Director of Highways and Transport
Lancashire County Council
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- A scaled plan showing the full layout, parking and associated manoeuvring spaces will be required

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council