

Development Control
Ribbles Valley Borough Council

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

Your ref: 2019/1031-2
Our ref:
Date: 11th December 2019

Dear Sirs

Re: Planning Application 19/1031 and 1032

Address: Plots 1 and 2, 8 Hammond Drive Read BB12 7RE

Description: Proposed two-story dwelling house with integral garage, parking and drive access.

With respect to this application we would not wish to object to the applications, there is however a concern regarding the access.

It is apparent that this access is now to support 3 dwellings and it is felt that the existing gap is too narrow to allow two vehicles to pass as they enter and exit the site.

In order to support the application we would look for a widened access and a plan with a swept path analysis to allow for 2 family cars, such as a Ford Mondeo to pass in the widened access.

Should you wish to support the application we would look for the following conditions to be added to the decision notice.

1. 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.

Phil Durnell
Director of Highways and Transport
Lancashire County Council
PO Box 100 · County Hall · Preston · PR1 0LD
www.lancashire.gov.uk

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