

Development Control
Ribbles Valley Borough Council

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

Your ref: 2019/1089

Our ref:

Date: 17th January 2020

Dear Sirs

Re: Planning Application 19/1089

Address: Daniels Farm Preston Road Alston Preston PR3 3BL.

Description: Change of use of two agricultural buildings to two dwellings under class Q (a) and (b).

With respect to this application whilst we would not wish to raise an objection to the change of use.

Should you wish to support this application we would wish for the following condition and notes to be added to the approval.

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting PROWplanning@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

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

Notes

1. All off road proposed car parking spaces to have 6m manoeuvring space to prevent over running of the opposite footpath, collisions with property and vehicles etc. and to ensure highway safety and maintenance is not significantly affected by the movements. Alternatively prove the turning area by swept path analysis for each parking bay.
2. The minimum dimension for a single drive should be 2.4m wide and at least 5m long and single private drives to have a minimum width of 3.2m where they are used for vehicular access and pedestrian access to the property.