

Development Control
Ribbles Valley Borough Council

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

Your ref: 2020/0215
Our ref:
Date: 8th April 2020

Dear Sirs

Re: Planning Application 20/0215

Address: The Newdrop Stoneygate Lane Ribchester PR3 2XE

Description: Conversion of Public House to five dwellings.

With respect to this application, whilst we would wish to raise an objection to the development as it has been presented, should our concerns outlined below be allayed then we may be in a position to withdraw the objection to the application.

There is a concern regarding the parking provision for dwelling 1, the area proposed is adopted highway, and as such this cannot be designated as residential parking. An alternative position for the off street parking should be sort, a suitable pedestrian link will also need to be provided.

Whilst a visibility splay for the parking provision for dwelling 4 has been shown the full extents of the splay have not been shown. In order to support this we would look for an automated 7 day traffic count to be provided so that the 85th Percentile speeds of the traffic can be accessed from which the extents of the required visibility splay can be found.

Should the concerns outlined be addressed and planning permission be granted we would look for the following conditions and notes to be added to the decision notice.

1. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto

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Director of Highways and Transport
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the adopted highway. **Reasons** to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.

2. Before the access is used for vehicular purposes, that part of the access extending from the carriageway 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.
3. For the full period of any ground works, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. **Reasons;** To prevent stones and mud being carried onto the public highway to the detriment of road safety.

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

Notes

1. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".
2. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433
3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway

works includes design, procurement of the work by contract and supervision of the works. 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, hedge, tree, shrub or other device over 1m above road level. The full extents of the visibility splay to be the subject of this condition is yet to be determined. This determination is subject to the results of the required automated traffic count.