

Development Control
Ribble Valley Borough Council

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

Your ref: 2020/0007
Our ref:
Date: 1st April 2020

Dear Sirs

Re: Planning Application 19/1120

Address: Banks Cottage Chipping Road Longridge PR3 2NB

Description: Formation of new vehicular access drive, stone garden wall and (vehicular and pedestrian) gates to replace the existing drive. Formation of new detached garage workshop and garden store. Remodel and resurfacing of the existing site to improve vehicle access, parking and manoeuvring.

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

Whilst the improved visibility splays may not be to the required length as would suggested by the anticipated speed of the passing traffic, they are an improvement on the existing situation. As far as we are aware there have been no reported collisions in the area in the last five years.

It is assumed, as there is no information to the contrary, that this garage is to be used as a private storage/workshop facility. If this is to be commercial enterprise then we would not support the access as it is proposed, but look for a further improvement in the visibility splay and the ability to allow two vehicles to pass at the entrance.

Should you wish to support the application we would wish for the following condition and notes to be added to the decision notice

Phil Durnell

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

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned more than 5m behind the back edge of the carriageway. The gates shall open away from the highway. **Reasons:** To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a car to wait off road.
2. 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 the adopted highway. **Reasons** to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.
3. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement, has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the local Planning and Highway Authorities that the details of the highway scheme/works are acceptable before work commences on site.
4. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 3 has been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exasperate unsatisfactory highway conditions in advance of the highway scheme/works.
5. 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 paviments, 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
6. For the full period of construction, 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 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
2. 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.
3. The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges); 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 vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".