

Development Control
Ribble Valley Borough Council

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

Your ref: 2020/0318
Our ref:
Date: 10/06/2020

Dear Sirs

Re: Planning Application 20/0318

Address: 23 Bridge End Billington BB7 9NU

Description: Demolition of existing two-storey storage building and erection of one new, detached dwelling to match existing, to be used as holiday accommodation.

With respect to this application we would not wish to raise any objections to the development. There are however a number of concerns regarding the development that will need to be addressed.

It is noted that there appears to be a wall beneath the existing building that may provide some third party support to the highway. It is expected that any further works adjacent to the highway will need to be accessed to ensure that the structural integrity of the highway is maintained.

In order to fully support the development we would look to approve the plan(s) regarding the construction of the retaining wall. It is noted that there is a wall that will act as a retaining wall for the existing highway, in order to provide assurance that it has design using sound practices we would expect some supporting documents as detailed in the Design Manual for Roads and Bridges paying due regard to Annex A1a , C1 and C6.

There will need to be some works carried out to the highway to lower and raise the kerb line as required and to re-site a street lighting column which will hinder the access to the drive. It is expected that these will need to be carried out as part of a Section 278 agreement.

Should you wish to support the application we would wish to add the following conditions and notes to the decision notice:-

Sue Harper,
Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

1. 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.
2. Before the development hereby permitted is first commenced full details of the existing and proposed levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, and full details any structures or stepped access points, notwithstanding any detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.
3. No part of the development hereby approved shall commence until a scheme for the retaining structure adjacent to the highway has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. **Reasons:** In order to satisfy the Local Planning Authority and Highway Authority that the final details of the retaining structure are acceptable before work commences on site.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

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 alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.