

Development Control
Ribbles Valley Borough Council

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

Your ref: 2020/0465
Our ref:
Date: 28th July 2020

Dear Sirs

Re: Planning Application 20/0465

Address: Land adjacent to The Beeches 65 Whalley Road Langho BB6 8EF

Description: Application for outline planning permission for the demolition of an existing garage and the erection of two detached dwellings including details of layout and access with all other matters reserved.

With respect to this application whilst we would not object to the principle of the development, however there are concerns regarding the access and car parking.

In order to progress the application we would look for the following points to be addressed

- A plan showing the Visibility Splay at 2.4m x 45m should be provided, two local traffic counts show the 85 percentile speed to be an average of 31 mph
- To accommodate any parked cars in the vicinity of the adjacent school the splay should be measured to the nearside kerb in both directions
- Anything obstacle such as a wall, hedge, tree or shrub that falls within the visibility splay should be cut down or lowered less than 1m above the centre line of the carriageway and maintained as such for the perpetuity of the development.
- The width of the access should be less than 5m the existing lower kerb may require realigning to accommodate the new access

Phil Durnell

Director of Highways and Transport
Lancashire County Council
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- Each dwelling should have sufficient hard standing to accommodate 3 off street parking spaces they should measure 2.4m x 5m. The vehicles should be able to enter and exit the premises in a forward gear. A garage measuring a minimum of 3m x 6m internally is considered to be a car parking space.

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".