

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 development.

It is noted that this is a resubmission of a number of earlier applications dating from 2011. The guidance regarding the access to the properties from the highway is taken from Manual for Streets and Manual for Streets 2 which are now under review, the schematic drawing used to support the access may need to be addressed at some point in the future.

Previous conditions applied to the earlier applications are still applicable, although there is an underling increase in volume of traffic on the roads and the initial parameters applied to this application are now over 10 years old, it is not known how much longer these will be applicable.

Should the details of the dwellings and access alter the following parameters should be applied to the application.

- 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

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

- To accommodate any parked cars in the vicinity of the adjacent school the splay should be measured to the nearside kerb in both directions
- The width of the access should not be less than 5m the existing lower kerb may require realigning to accommodate the new access
- 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".