

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref: D3.2020.0513.FUL  
Our ref: D3.2020.0513  
Date: 20th July 2020

**FAO: Rebecca Bowers**

Application number: **2020.0513.FULL**

Address: **Land at Preston Road, Ribchester**

Proposal: **Proposed change of use of land and erection of heliculture (snail breeding) together with six log cabins to be used as holiday lets.**

While I can confirm that there are no valid highway reasons to object to the applicant's proposal, given the sites location in a rural environment it is important that measures are included within any proposed development of the site to formalise the existing "access track" point of access to include:

- Creation of an oversized length of track to allow two vehicles to pass unhindered prior accessing / egressing to / from the adjacent public highway.
- Laying of metaled surfacing
- Undertaking a degree of vegetation / boundary hedgerow management along the frontage of the site with Preston Road point of access.



Application established access track point of access

From a highway perspective, I have no highway objection to applicant proposals.

Should your council be minded to grant approval, I would ask that inclusion of the following conditions were appended to any associated consent.

**Condition:**

1. The proposed access from the site to Preston Road shall be constructed to a (minimum) width of 7 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of Preston Road carriageway vehicle running lanes. Reason:

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

To enable vehicles to enter and leave the premises without conflict, unhindered & in a safe manner without causing a hazard to other road users.

2. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement (namely an improved metalled and kerbed vehicular drop crossing) 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 Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

3. Before the access is used for vehicular purposes that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved using a permeable form of bitumen macadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

4. Before the access is used for vehicular purposes, any gateposts erected at the sites point of access with Preston Road shall be positioned behind the nearside edge of an established field boundary hedge line with associated gates opening away from the highway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

5. No part of the development hereby approved shall be occupied or opened for trading until the approved schemes referred to in Conditions 1 & 3 have been constructed and completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

**Informative Note:**

- a) The works referred to in condition 2 will require the applicant to enter into an appropriate agreement with Lancashire County Council as highway authority.
- b) This consent requires the improvement and / or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Lancashire County Council as Highway Authority will carry out these works at the developer's expense and therefore before any access works can start you must contact the Highway & Transport Directorate for further information by telephoning 0300 123 6780 or writing to Lancashire County Council Customer & Business Support, C/o [developeras@Lancashire.gov.uk](mailto:developeras@Lancashire.gov.uk) quoting the planning application number.
- c) I would recommend that the applicant undertake a cyclical degree of vegetation / hedgerow management along the sites frontage with Preston Road.

I hope the above is of assistance in your council's determination of the application.

Yours faithfully



Michael Doran  
Highways & Transport  
Lancashire County Council