

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2020/0791  
Our ref Robert Gregg  
Date 9<sup>th</sup> November 2020

Dear Adam

Application no: **3/2020/0791**

Address: **Land to NW of the Old Police House Preston Road Ribchester PR3 3XL**

Proposal: **Erection of one 2 storey detached dwelling house with associated parking and landscaping works.**

I have viewed the plans and submitted documents and I have the following comments to make:

### **Summary**

**No objection in principle.**

### **The proposal**

The proposal will involve the creation of a new access point from Preston Road into the development site, providing two parking spaces to accommodate the associated parking provision. The proposed new access point would need to be carried out under a legal agreement with Lancashire County Council as the highway authority, namely Section 278 of the Highways Act 1980.

If planning approval is granted the developer is advised to contact Lancashire County Council as soon as possible to start the Section 278 process.

The proposed new access point would need to be 3m in width, bound with an approved surface material with the visibility splays remaining free and clear from obstruction at all times in perpetuity of the development.

There is a culvert running around the proposed dwelling with a headwall directly adjacent to the proposed access point, this is an ordinary water course and should any

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

surface water run-off enter the culvert then land drainage consent is required from Lancashire County Council as the Local Lead Flood Authority to permit this.

### **Conclusion**

In accordance with the submitted plans and documentation;

I ask the plans are revised detailing the above.

### **Note**

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement with Lancashire County Council as Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the access to an appropriate standard. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) , in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

**Robert Gregg**  
Development Support Technician  
Highways and Transport  
Lancashire County Council  
T: 01282 470840  
M: 07976316464  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)