

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2020/0830
Our ref Robert Gregg
Date 9th November 2020

Dear Rebecca

Application no: **3/2020/0830**

Address: **7 Manor Avenue Ribchester Lancashire PR3 3XN**

Proposal: **Demolition of single storey side and rear extension with replacement two storey side extensions, detached garage and single storey rear extension**

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

Summary

No objection in principle.

The proposal

Whilst I would raise no objection to the principle of the proposed development, I would need to be satisfied that the access arrangements are suitable for the proposal, I therefore ask that an access arrangement plan is submitted, detailing the proposed access arrangements including dimensions.

The plans show a gravel driveway is proposed, the first 5m into the driveway will need to be bound with an approved surface material to prevent loose stones from being brought into the public highway, a vehicular dropped crossing will also need to be installed under section 184 of the Highways Act 1980.

Conclusion

In accordance with the submitted plans and documentation;

I request that an access arrangement plan is submitted, as mentioned above.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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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

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