

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2020/1043
Our ref Robert Gregg
Date 18th December 2020

Dear Adam

Application no: **3/2020/1043**

Address: **Automotive Tools Hambledon View Read BB12 7PD**

Proposal: **Proposed alterations/first floor extension to create additional vehicle storage at ground floor level and office accommodation/storage at first floor level**

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

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

The proposal

The proposed alterations and extension will involve alterations being made to the profile of the existing adopted footway levels fronting the application site and therefore, subject to the applicant entering a Section 278 agreement with Lancashire County Council under Section 278 of the Highways Act 1980, the proposal would not raise any highway concerns.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
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Conclusion

In accordance with the submitted plans and documentation;

I would raise no objection to the proposal on highway grounds.

Should your council be minded to approve this application then I would request that the following conditions be attached to any permission that may be granted.

Condition

1. No building or use hereby permitted shall be occupied or use commenced until the profile/levels of the existing footway has been altered to suit the proposal and a suitable vehicular dropped crossing has been constructed across the footway fronting the application site in accordance with Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility.

2. Before the building hereby permitted is brought into use, the garage doors shall be of roller shutter type as shown on the submitted plans and be permanently retained in that form thereafter for the lifetime of the development.

Reason: In the interests of highway safety.

Note

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and 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 Officer

Highways and Transport

Lancashire County Council

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