

Development Control
Ribbles Valley Borough Council

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

Your ref: 3/2020/1070
Our ref:
Date: 30th December 2020

Dear Sirs

Re: Planning Application 20/1070

Address: Roall Garth Hesketh Lane Preston PR3 2TH

Description: Proposed division of one house into two dwellings. No extension or increase in accommodation proposed.

With respect to this application we would not raise any objections to the application.

Should you wish to support the application we would look for the following conditions and notes to be added to the application.

1. Highway frontage reduction.

Before the development hereby permitted becomes operative, the existing and any new boundary treatments on the highway frontage of the site to Hesketh Lane shall be reduced to and be permanently maintained henceforth at a height not greater than 0.9m above the nearside carriageway level.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

2. Access surface materials.

Before the new and existing accesses are used for vehicular purposes, that part of the access extending from the carriageway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Phil Durnell

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

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

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 grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact 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 (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.