

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref 3/2021/0116  
Our ref Robert Gregg  
Date 15<sup>th</sup> March 2021

Dear Adrian

Application no: **3/2021/0116**

Address: **Brackley Simonstone Lane Simonstone BB12 7NX**

Proposal: **Proposed new porch and vehicle hardstanding**

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

### **The proposal**

The proposed new porch and vehicle hardstanding will see alterations to the entrance of the property, resulting in an extension being required to the existing vehicular dropped crossing which will need to be carried out by Lancashire County Council under section 184 of the Highways Act 1980.

The applicant will be required to obtain the relevant permits to work on, or immediately adjacent to the adopted highway network prior to any of the access works being undertaken. The use of permeable surface course materials for the proposed hardstanding is something in which the local highway authority supports however without an exploratory ground investigation, the substratum may not be free draining and thus not support the concept of permeable hardstanding. Simonstone Lane has a history of issues regarding surface water run-off into the adopted highway and the local highway authority requests that the applicant provides measures to intercept any surface water run-off into the adopted highway from the application site.

Subject to the above raised concerns being satisfactorily agreed and met and subject to the following conditions, I would therefore raise no objection to the proposal on highway grounds.

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**Phil Durnell**

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

1. The surface water from the approved driveway/hardstanding should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

**Reason:** In the interest of highway safety to prevent water from discharging onto the public highway.

2. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the highway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the highway.

**Reason:** To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

## **Note**

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
2. 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](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433.

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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