

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk
Your ref 3/2021/0344
Our ref Ryan Derbyshire
Date 20th April 2021

Dear Adam

Application no: **3/2021/0344**

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

Proposal: **Proposed extension to create vehicle storage at ground floor level and office accommodation/storage at first floor level. Resubmission of approved application 3/2020/1043.**

The LHA have viewed the plans and submitted documents and 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 LHA are in receipt of a full application for the proposed extension to create vehicle storage at ground floor level and office accommodation/storage at first floor level at Automotive Tools, Hambledon View, Read.

The LHA are aware that the same proposal on the same site was previously permitted on 1st February 2021 under application reference 3/2020/1043.

Alike the previous highway comments dated 18th December 2020 for application reference 3/2020/1043, 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

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Lancashire County Council under Section 278 of the Highways Act 1980, the proposal would not raise any highway concerns.

Conditions

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.

Informative

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.

Yours faithfully

Ryan Derbyshire
Development Support Assistant Engineer
Highways and Transport
Lancashire County Council