

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2021/0446
Our ref D3.2021.0446
Date 18th May 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0446**

Address: **Charnley Cottage Preston Road Longridge PR3 3BD**

Proposal: **Proposed erection of a new single storey dwelling in the garden of Charnley Cottage in lieu of 2 dwellings approved under outline application 3/2018/0682.**

The Local Highway Authority have viewed the plans and highway related 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a new single storey dwelling in the garden of Charnley Cottage, Preston Road, Longridge.

The LHA are aware of the recent planning history at the site, with the Local Planning Authority on 28th September 2018 permitting application reference 3/2018/0682, which was an outline application (Access only) for two dwellings.

Phil Durnell

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

Site Access

The LHA understand the site will utilise an existing, gated access off Preston Road which is a B classified road subject to a 40mph speed limit. Currently the site access serves Charnley Cottage's garden but following the proposal, Charnley Cottage will only use the secondary access also along Preston Road.

The LHA have reviewed PGB drawing number 030 titled "Proposed Site Plan" which shows the access complies with the LHAs standards. It is also worth noting the access was also previously approved under application reference 3/2018/0682 to serve two dwellings at the site. Therefore, the LHA have no objection to the use of the access.

Highway Safety

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA understands the dwelling will be a 3-bed property. To comply with the guidance contained in the Joint Lancashire Structure Plan, the LHA require 2 parking spaces at the site.

The Applicant is proposing to use an internal single garage as a parking space with the internal dimensions of the garage, which can be viewed on PGB drawing number 040 titled "Proposed Plan, complying with the LHAs guidance.

While the Applicant has failed to provide a parking plan showing where the other car parking space will be located on the site, the LHA are aware that the proposed driveway has adequate space to provide at least another car parking space. The driveway also has adequate space to provide a turning facility to enable vehicles exiting the site in a forward gear only. Therefore, the LHA have no objections to the proposal.

Condition

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on PGB drawing number 030 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

2. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

3. Before the access is used for vehicular purposes, that part of the access extending from the highway 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.

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

4. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: - In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council