

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref 3/2021/0583  
Our ref D3.2021.0583  
Date 28<sup>th</sup> June 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0583**

Address: **Land Adjacent to 39 Clitheroe Road Whalley BB7 9AD**

Proposal: **Resubmission of 3/2021/0319 with design amendments to previous approvals 3/2018/0455 and 3/2019/0467 for one 3 storey dwelling.**

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**

The Local Highway Authority (LHA) are in receipt of a resubmission of application reference 3/2021/0319 with design amendments to previous approvals 3/2018/0455 and 3/2019/0467 for one 3 storey dwelling at land Adjacent to 39 Clitheroe Road, Whalley.

The LHA previously responded to the application on 16<sup>th</sup> April 2021. However, the application was later refused by the Local Planning Authority (LPA).

The Applicant has now submitted revised plans to the LPA.

---

#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

The LHA have reviewed the revised plans and there is no change to the impact the proposal has on the public highway. Therefore, the LHA refer the LPA to the comments submitted on 16th April 2021, when determining this application

### **Conditions**

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA Proposed Landscaping Plan drawing number 6225-L01 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.The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA Proposed Landscaping Plan drawing number 6225-L01. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

3. 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

Yours faithfully

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