

Development Control
Ribbles Valley Borough Council

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Your ref: 21.0595
Our ref: D11.21.0595
Date: 29th June 2021

App no: 21.0595

Address: Land at Preston Road, Ribchester

Proposal: Change of use of land and erection of building for heliciculture (snail breeding) together with six log cabins to be used as holiday lets, following planning application refusal 3/2020/0940

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

The existing access on Preston Road requires improvement to accommodate the intensification of use. The single vehicle width access requires widening to allow 2 vehicles to pass side by side at the junction of Preston Road and the visibility splays require improving by the trimming of the vegetation and boundary hedge. The speed limit on Preston Road at this point is 20mph, increasing to 30mph approx. 50m to the north west of the site access. The visibility splays need to be a minimum of X2.4m (set back distance from the edge of carriageway) by Y25m (in both directions along Preston Road to the kerb edge).

It is recommended that a scheme for the improvement of the site access is submitted prior to the decision to ensure that the works are deliverable within land controlled by the applicant or the adopted highway.

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