

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0603  
Our ref D3.2021.0603  
Date 30<sup>th</sup> June 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/0603**

Address: **Dene House 8 Longridge Road Hurst Green BB7 9QP**

Proposal: **Construction of vehicle crossing (drop kerb) onto Longridge Road providing an alternative means of vehicle access to the applicant's land to allow United Utilities to access, repair and future maintenance to the existing rising sewer main between The Dene and Longridge Road.**

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**

### **Background**

The Local Highway Authority (LHA) have been consulted on an application for the construction of a vehicle crossing at Dene House, 8 Longridge Road, Hurst Green.

The application is to provide an alternative means of access onto the applicant's land, to allow United Utilities to access, repair and future maintain the existing rising sewer main between The Dene and Longridge Road.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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## **Site Access**

The LHA understands the access will be off Longridge Road, which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed the drawing titled "Internal Parking Area and Drainage" and understands that the access width complies with the LHAs guidance.

The Applicant has also submitted a drawing titled "Visibility Splay," which shows the site is able to achieve the minimum vehicular visibility splays of 2m by 43m in both directions, which complies with the LHAs guidance.

## **Internal Layout**

The LHA have reviewed the drawing titled "Internal Parking Area and Drainage" and are satisfied the site provides adequate parking and turning facilities. Therefore, the LHA have no objection to the proposal.

## **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on the drawing titled "Internal Parking Area and Drainage" 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. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian 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: In the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the drawing titled "Internal Parking Area and Drainage". 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).

5. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019)

### **Informative**

- 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>
- 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.

Yours faithfully

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