

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0727
Our ref D3.2021.0727
Date 6th August 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0727**

Address: **Land off Moor Lane West Bradford BB7 3JG**

Proposal: **Proposed erection of a steel portal framed agricultural building (6.1m x 12.2m).**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a steel portal framed agricultural building at the land off Moor Lane, West Bradford.

Site Access

The LHA understands that the site will utilise an existing agricultural access off Eaves Hall Lane which is an unclassified road subject to a 60mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA have reviewed GHA drawing number Rig/973/2999/01 titled "Proposed Plans and Elevations. Existing and Proposed Site Plans. Location Plan" and understands that the access will be 3m wide and the site will be served by an internal track which leads to the agricultural building.

However, due to the use of the site access being intensified following the proposal, the LHA require the access to be a minimum of 4m for a total distance of 6m behind the highway boundary. Not only this but the LHA require, should the access be gated, the gate to also be setback a distance of 6m behind the highway boundary to allow large, agricultural vehicles to operate the gate without obstructing the public highway.

Should these amendments be made and shown on a revised site plan, the LHA will have no objection to the proposal.

Yours faithfully

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