

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0781
Our ref D3.2021.0781
Date 19th August 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0781**

Address: **Riverside 5 Browgate Sawley BB7 4NB**

Proposal: **Variation of Condition 2 (Drawings) 3 (Materials) of planning application 3/2021/0549.**

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

Summary

Objection

Objection to Variation of Condition 2.

No Comments.

No comments to Variation of Condition 3.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on an application for the Variation of Condition 2 (Drawings) and Condition 3 (Materials) of planning application 3/2021/0549.

The LHA have no comments to make regarding Condition 3, with the LHA not conditioning this.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Condition 2

"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan

Existing Plans and Elevations 123-PL-EXT-00-A

Proposed Plans and Elevations 123-PL-EXT-01-A

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved."

Highway comments:

The LHA have reviewed SC drawing number 5Browngate_ProposedPlanAndElevation_V1 titled "Proposed Plan and Elevations" and understands that the proposed wall fronting the site has been altered.

The LHA will not object against the variation of the plans should information be forthcoming regarding the height of the wall, with the LHA requiring anything in the sites visibility splays to be below 1m.

This is particularly important in this location, with the public highway being curved. Therefore, the need for the site to adhere to the LHAs guidance is important for highway safety.

Even if the information is forthcoming the LHA still require the Applicant to agree a Section 142 agreement with the LHA regarding the vegetation fronting the wall. Information regarding the agreement is found in the decision notice for application reference 3/2021/0549.

The LHA, however, do advise the Applicant to not vary the condition for ease and to maximise visibility at the site and at the curve in the road for other road users.

Yours faithfully

Ryan Derbyshire

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council