

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0875  
Our ref D3.2021.0875  
Date 20<sup>th</sup> September 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0875**

Address: **Sunnymede Ribblesdale Avenue Clitheroe Lancashire BB7 2HZ**

Proposal: **Proposed erection of a detached two and half storey dwelling with garden and driveway and new access.**

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**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a detached two and half storey dwelling with garden, driveway and new access at Sunnymede, Ribblesdale Avenue, Clitheroe.

#### **Site Access**

The LHA understands that the site will be accessed off Ribblesdale Avenue, which is an unclassified road subject to a 30mph speed limit.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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The LHA have reviewed SPA drawing number 5934-01-02B titled "Proposed Site Plan" and are satisfied that the access arrangements complies with the LHAs guidance and so have no further comments to make.

The LHA, however, make the Applicant aware of the existing service chamber which is located in the centre of the proposed access. Should the proposal be approved, subject to consultation with the appropriate telecommunication company, the Applicant will be liable to the full cost of relocating the service chamber further along Ribblesdale Avenue or liable to the full cost of strengthening the chamber.

### **Highway Safety**

There have been no Personal Injury Collisions recorded within 500m of the site and therefore the LHA have no pre-existing highway safety concerns.

### **Internal Layout**

The LHA have reviewed SPA drawing number 5934-01-02B titled "Proposed Site Plan" and are satisfied that the site complies with the Joint Lancashire Structure Plan and so have no further comments to make.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 5934-01-02B 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 (2021).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2 metres by 43 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 5934-01-02B. 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 (2021).

4. 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 (2021)

5. The surface water from the approved driveway should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

### **Informatives**

- 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