

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/0954
Our ref D3.2021.0954
Date 15th November 2021

FAO John Macholc

Dear Sir/Madam

Application no: **3/2021/0954**

Address: **Old Sawley Grange Gisburn Rd Sawley BB7 4LQ**

Proposal: **Prior notification under class Q (a) and (b) for the conversion of the existing agricultural building to form 3 new dwellings.**

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 a re-consultation for the prior notification under Class Q (a) and (b) for the conversion of the existing agricultural building to form 3 new dwellings at the Old Sawley Grange, Gisburn Road, Sawley.

The LHA previously responded to the application requesting further information regarding the parking arrangements of the three dwellings.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

The LHA have now received LARK drawing number 05 titled " Proposed Site Plan" which was received by the LHA on 15th November 2021. This drawing along with all the other supporting documents will be reviewed below.

The LHA are aware of the recent planning history at the site with them all being listed below:

3/2021/0955- Change of use of land from agricultural to proposed offices. Ongoing.

3/2019/0434- Demolition of two agricultural outbuildings and replacement with a new office building including alterations to an existing listed building. Permitted- 14/10/2019.

3/2017/0968- Demolition of redundant farm building and conversion of farm building adjoining existing offices to create additional office space. Construction of car park with landscaping works new sewage treatment plant and soakaway. Permitted- 31/01/2018.

It is worth noting that a part of the office building which was permitted under application reference 3/2019/0434 will be demolished as part of this application, as shown on LARK drawing number 05 titled "Proposed Site Plan."

Site Access

The LHA understands that the site will continue to use the existing access directly off Gisburn Road which is an A classified road subject to a 60mph speed limit.

The LHA understands that the site access was approved under application reference 3/2019/0434 to serve the office building and agricultural outbuildings, as well as there being plans to serve the new office under application reference 3/2021/0955. Therefore, with the site access already being existing and approved to serve the multi-use purpose site, the addition of 3 dwellings is unlikely to heavily intensify the use of the site access and so the LHA have no objection to the use of the access.

Highway Safety

There have been three recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

Internal Layout

The LHA have reviewed LARK drawing number 05 titled " Proposed Site Plan" which was received by the LHA on 15th November 2021 and are satisfied that the parking arrangements comply with the parking guidance found in the Joint Lancashire Structure Plan and so the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance LARK drawing number 05 titled " Proposed Site Plan" received 15th November 2021. 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).

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council