

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1042
Our ref D3.2021.1042
Date 5th November 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/1042**

Address: **Land to the rear of 16 Whiteacre Lane Barrow BB7 9BJ**

Proposal: **Proposed erection of one new, two-storey, three-bedroom dwelling. Resubmission of 3/2020/0677.**

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 one new, two-storey, three bed dwelling at the land to the rear of 16 Whiteacre Lane, Barrow.

The LHA are aware that the application is a resubmission of application reference 3/2020/0677 which was refused by the Local Planning Authority (LPA) on 1st February 2021.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA are also aware of the other relevant planning history adjacent to the site, with application reference 3/2018/0500 which was the erection of 10 bungalows and associated works being approved by the LPA on 3rd April 2019.

The application included a new internal, private road which is accessed from Clitheroe Road.

Site Access

The LHA understands that the site will be accessed off Stonewater Court, which is a private, unadopted road and was constructed under application reference 3/2018/0500 to serve the proposed 10 bungalows. Therefore, with the site access and the internal road being constructed to an adoptable standard under application reference 3/2018/0500, the LHA have no comments to make regarding another dwelling using the site access and internal road.

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 Nick Wilkinson drawing number AL(2-)01 Rev 003 titled "Proposed Site Layout" and are satisfied that the parking arrangements complies with the LHAs guidance as defined in the Joint Lancashire Structure Plan. 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 Nick Wilkinson drawing number AL (2-)01 Rev 003 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. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Nick Wilkinson drawing number AL (2-)01 Rev 003. 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