

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1153
Our ref D3.2021.1153
Date 13th January 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/1153**

Address: **land adjacent to no 9 Old Road Chatburn BB7 4AB**

Proposal: **Proposed dwelling with basement accommodation on an in-fill site adjacent to no 9 Old Road Chatburn, following refused applications 3/2019/0498 and 3/2020/0145.**

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 erection of a dwelling at the land adjacent to number 9 Old Road, Chatburn.

The LHA previously responded to the application on 11th January 2022, requesting that a visibility splay drawing was submitted to support the creation of an access.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The Applicant has now submitted Stanton Andrews drawing number 02 Rev H titled "Site Plan As Proposed" and a Technical Note provided by DTPC which will be reviewed below.

It is worth noting the relevant planning history at the site with two previous applications, 3/2019/0498 and 3/2020/0145, all for the erection of one dwelling at the site all being refused by the Local Planning Authority (LPA).

Site Access

The LHA understands that the site will be accessed directly off Old Road which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the proposed access, as shown on Stanton Andrews drawing number 02 Rev H titled "Site Plan As Proposed" and are satisfied that the access arrangements complies with the LHAs guidance.

The LHA makes the Applicant aware that any works to the proposed access will be subject to a Section 278 agreement

The LHA have also reviewed the Technical Note provide by DPTC which discusses the sites visibility splays.

The LHA have reviewed the drawings provided in the Note and are aware that the site can provide visibility splays of 2m x 30m to the right and 2m x 11.3m to the left of the access.

While these visibility splays do not comply with the LHAs guidance which requires a 30mph road to provide visibility splays of 2m x 43m in both directions. The LHA will accept the shortfall in visibility.

This is because, as discussed in the Technical Note, the road is not used as a through road and the road to the right of the proposed access is only used to serve the 10 dwellings. Therefore, traffic flows along Old Road are extremely low.

These factors coinciding with there being no reported personal injury collisions within the vicinity of the site in the last five years and the LHA having no objection to application references 3/2019/0498 and 3/2020/0145, which were both for the erection of a single dwelling at the site, means that the LHA will accept the shortfall in visibility. Therefore, the LHA have no objection to the proposal.

Internal Layout

The LHA have reviewed Stanton Andrews drawing number 02 Rev H titled "Site Plan As Proposed" 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 further comments to make regarding parking.

Conditions

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the

Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk

- All references to public highway include footway, carriageway and verge.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Stanton Andrews drawing number 02 Rev H 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).

3. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

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 development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Stanton Andrews drawing number 02 Rev H. 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).

Informatives

- The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email

developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Yours faithfully

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