

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk

Your ref: 21.1248
Our ref: D3.21.1248
Date: 21st January 2022

App no: 21.1248

Address: Duke of York Inn Grindleton Brow Grindleton

Proposal: Change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused applications 3/2019/0049 and 3/2020/0219

I have viewed the plans and highway related documents I have the following comments to make:

Summary

There is no objection to the proposal.

Lancashire County Council acting as the 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.

Advice

The boundary walls to Grindleton Brow all need to be constructed and maintained below 1m high to ensure adequate visibility is provided for emerging vehicles.

There are minor alterations proposed to the alignment of the existing paved access which requires tie in detail to the adopted highway. This should be completed under and an agreement with Lancashire County Council.

A secure, covered cycle store and electric vehicle charging point are requested to support sustainable travel.

Condition

1. The boundary walls to Grindleton Brow shall be kept at or below 1m high for highway safety reasons.
2. Prior to first occupation of the development hereby permitted, there should be a secure, covered cycle store and an Electric vehicle charging point.

Phil Durnell

Director of Highways and Transport
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

Informative note

The grant of planning permission will require the applicant to enter into an agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk . For the avoidance of doubt the off-site highway works are minor tie into the adopted highway.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk