

Development Control  
Ribble Valley Borough Council

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Your ref: 21.1263  
Our ref: D3.21.1263  
Date: 7<sup>th</sup> January 2022

**App no: 21.1263**

**Address: Land adjacent to 115 Kemple View Clitheroe**

**Proposal: Proposed construction of two new detached dwellings.**

I have viewed the plans and highway related documents and visited the site on 1<sup>st</sup> November 2021 as part of a pre-application enquiry regarding the highway drainage across the site. I have the following comments to make.

### **Summary**

There is no objection to the proposal subject to the following conditions and amendment to the gating arrangement.

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**

There is an outline application for 3 new dwellings approved under reference 2018-0740 and a subsequent application for full approval for 2 new dwellings was withdrawn under reference 2020-0390.

The gating arrangement restricts the movement of vehicles at 115 Kemple View and should be amended so that the gates are aligned at 90 degrees to the carriageway rather than at an acute 45-degree angle from the boundary of number 115.

There are no garages proposed. Each dwelling requires a secure, covered cycle store and electric vehicle charging point.

The proposed highway drain diversion shown on drawing 'Site drainage diversion and proposed building outline' PHA/366-100 is acceptable.

### **Condition**

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

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Director of Highways and Transport  
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- i) The parking of vehicles of site operatives and visitors
  - ii) The loading and unloading of plant and materials
  - iii) The storage of plant and materials used in constructing the development
  - iv) The erection and maintenance of security hoarding
  - v) Wheel washing facilities
  - vi) Measures to control the emission of dust and dirt during construction
  - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
  - viii) Details of working hours
  - ix) Routing of delivery vehicles to/from site
2. Prior to commencement of any building works, the drainage diversion works shown on drawing 'Site drainage diversion and proposed building outline' PHA/366-100 shall be completed in accordance with Lancashire County Council Specification under an appropriate agreement with access right s agreed thereafter.
  3. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Reason: To ensure that satisfactory access is provided to the site before any other construction work is carried out.
  4. Prior to first occupation each dwelling shall have a secure cycle store for at a ratio of 1 cycle space per bedroom.
  5. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

Kelly Holt  
 Highway Development Control Engineer  
 Highways and Transport  
 Lancashire County Council