

Ribble Valley Borough Council
Housing & Development Control

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

F.A.O. Laura Eastwood

Your ref 3/2022/0003
Our ref
Date 31/03/2022

Dear Laura

Planning Application No: 3/2022/0003

Proposal: Outline planning permission all matters reserved to demolish the existing bungalow and build a new detached 4/5 bedroom house
Location: Dale Hey Bungalow Preston Road Ribchester PR3 3XL

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

Preston Road (B6245) is an adopted B road with a 60mph speed limit.

The proposal is to demolish the existing 2 bedroom bungalow and to build a new detached 4/5 bedroom house.

An increase in parking spaces would be required for this proposal. Parking standards requirement is for 4+ residential dwellings to provide three parking spaces within the curtilage of their property (2.4m x 4.8m in size each).

An investigation of the 5 year accident record shows 3 collisions of slight severity have occurred within the vicinity of the proposal.

Planning history - On 9 November 2017 (ref: 3.2017.0813) permission was granted for a proposed new road access and driveway to garage at rear of premises with highway conditions. These would remain in order to alleviate any highway safety concerns.

If your council was to permit this development I would require the following notes and conditions to be added to any permissions that may be granted:

Conditions:

Phil Durnell

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

1. Before the development hereby permitted becomes operative, the existing vegetation on the highway frontage of the site to B6245 Preston Road, Ribchester shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of B6245 Preston Road, Ribchester to a distance of 2.4m back from the edge of the carriage way. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
2. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the footway/carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
3. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary of B6245 Preston Road, Ribchester for a minimum distance of 7.5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
4. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
5. The parking areas must be constructed of a bound porous material in order to ensure that satisfactory parking is provided before the proposal hereby permitted becomes operative.

Notes

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area South) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk
2. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Highways Development Support
Lancashire County Council