

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0190
Our ref D3.2022.0190
Date 30th March 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0190**

Address: **Elmridge Barn Elmridge Lane Chipping PR3 2NY**

Proposal: **Proposed new stone wall to boundary with wrought iron gates, new pergola and changes to landscaping within garden curtilage.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for a proposed new stone wall and access gates at Elmridge Barn, Elmridge Lane, Chipping.

The LHA are aware that the access to the dwelling is located off a private, unadopted agricultural access track which serves the dwelling and Elmridge Farm. The access track which also serves Public Footpath 3-12-FP42 is located off Elmridge Lane, an unclassified road subject to a 60mph speed limit.

The LHA have reviewed Jack Walsh drawing number E.R.B/1 titled "Existing and Proposed Plans and Elevations" and have no comments to make regarding the proposal. This is because the access is located off a private, unadopted access

track. Therefore, the proposal will not have an impact on the public highway and so the LHA have no objection to the proposal.

Yours faithfully



Highway Development Control
Highways and Transport
Lancashire County Council