

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0342
Our ref D3.2022.0342
Date 14th July 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0342**

Address: **Edencroft Kennels Hesketh Lane Chipping PR3 2TH**

Proposal: **Proposed change of use from kennels and cattery to single dwelling with garden.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of a kennels and cattery to a single dwelling with a garden at Edencroft Kennels, Hesketh Lane, Chipping.

The LHA are aware that the existing site has a dual use which is part residential via the single dwelling and commercial via the kennels and cattery.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA are aware that the site will continue to be accessed off Hesketh Lane which is a C classified road subject to a 60mph speed limit.

The LHA are aware that the access to the site will remain as existing following the proposal. Therefore, the LHA have no comments to make regarding the access.

Internal Layout

The LHA are aware that one dwelling with no internal and external configurations will continue to be located at the site following the demolition of the kennels and cattery. This means that the number of bedrooms at the dwelling will remain as existing and so the LHA have no comments to make regarding the quantity of parking at the site.

The LHA do advise the Agent/ Applicant that the proposed car port located on the driveway should be a minimum of 6m to comply with the LHAs guidance for a carport and also to fully cover the vehicle.

Yours faithfully

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