

Development Control
Ribbles Valley Borough Council

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Your ref: 22.0537
Our ref: D3.22.0537
Date: 26th August 2022

App no: 3/2022/0537

Address: Land Adjacent to Ferns Northcote Road Langho BB6 8BG

Proposal: Proposed residential development of 8 detached dwelling houses

Further to our previous comments dated 13th July 2022, the amended plans PAB 'Proposed site layout' 2203-PL-03 Rev B and REFA 'Swept path analysis' 22009/101/1 has been reviewed and the following comments are made.

Visibility splay

The visibility splay to the north side of the site access crosses property named Ferns, which is within the blue ownership edge of the applicant. There is a note on the drawing which states that 'area shown hatched to be kept free of any foliage or fencing exceeding 600mm in height and safeguarded by legal agreement with property owner'.

If this method is acceptable and enforceable for the LPA then we will accept this, alternatively we request that the boundary treatment is set back along the line of the visibility splay and the area in between the boundary and carriageway is hard paved.

Service vehicles

The carriageway of the new estate road has been widened from 4.8m to 5.5m, which is acceptable and will provide sufficient space for large vehicles to enter, turn and exit onto Northcote Road in forward gear.

The swept path analysis submitted, although it doesn't reflect the parking on the west side of Northcote Road, is considered acceptable and does not impact upon the established on-street parking on Northcote Road.

Gates

The estate road remains gated with gates being set back 9.525m from the edge of carriageway. This will allow long vehicles to clear the carriageway whilst the gates are operated. The waste receptacles may need to be moved by the residents and

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left adjacent to Northcote Road on collection days alternatively the gates could be left open of collection days for the refuse vehicle to enter. Suitable methods to collect the waste should be clarified by the Ribble Valley refuse team.

Future maintenance

A condition will be requested to submit details of the private management company who will maintain the infrastructure.

Conclusion

There is no objection to the proposal, subject to the following conditions.

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:
 - 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 details should be submitted of the construction site access which shall be introduced for the construction phase and reinstated prior to first occupation.
3. Within 3 months of commencement a scheme for the permanent site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling.
 - a. New footway on frontage of the development site on Northcote Road.
 - b. Dropped crossings and tactile paving at footway terminal and crossing points on Northcote Road and Whalley Road to the nearest bus stop.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Northcote Road to points measured 43m in both directions, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in

conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.

5. Within 3 months of commencement details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.
6. Within 3 months of commencement full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
7. The internal estate roads shall be constructed in accordance with the approved engineering details and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.
8. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.
9. 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.
10. The gates shall be installed in accordance with the approved plans, they shall open away from the highway or be sliding and shall not be moved closer to the highway. Reason: To ensure long vehicles can clear the highway whilst the gates are operated.

Notes

The grant of planning permission will require the applicant to enter into a S278 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 Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk.

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