

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2022/0600
Our ref D3.2022.0600
Date 14th July 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0600**

Address: **Land adj Manor Croft Glen Avenue Ribchester PR3 2ZQ**

Proposal: **Proposed erection of agricultural building.**

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

Summary

No objection subject to conditions

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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of an agricultural building at the land adjacent to Manor Croft, Glen Avenue, Ribchester.

Site Access

The LHA are aware that the site is accessed off Glen Avenue which is a private, unadopted access track which serves a number of dwellings and farms. The access track also serves Public Footpath 3-35-FP 12.

Phil Durnell

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

The LHA have reviewed the supporting documents and are aware that the site access which serves Manor Croft and the proposal will remain as existing. Therefore, given that the site is already used for agricultural purposes and serves two outbuildings associated with the proposals holding, the LHA have no comments to make regarding the access.

Highway Safety

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed SPA drawing number 6669-P01 titled "Proposed Site Plan" and are aware that no designated parking spaces have been provided at the site. Despite this, the LHA will not request a parking plan is submitted given that there is ample space for parking at the proposal.

The LHA are also aware that the proposal will extend the existing agricultural access track to the proposed agricultural building. Given that the site is located off a private, access track a significant distance away from the public highway, the LHA have no objection to the proposal.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Yours faithfully

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