

Ribble Valley Borough Council  
Housing & Development Control

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 3/2022/0676  
Our ref: D3.2022.0676  
Date: 6<sup>th</sup> October 2022

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2022/0676**

Address: **Land adjacent to Radcliffe Farm Lower Road Longridge PR3 2YL**

Proposal: **Erection of hay storage and drying 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 a hay storage and drying building at the land adjacent to Radcliffe Farm, Lower Road, Longridge.

The LHA are aware of the recent planning history at the site, with it being listed below:

3/2015/0511- Discharge of Condition 4 (materials) 5 (hardstanding and drainage) and 6 (turning area) of Planning Permission 3/2014/0874. Permitted 14/07/2015.

3/2014/0874- New hay storage and drying building. Permitted 11/12/2014.

#### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



3/2014/0375- Prior notification of proposed Agricultural building Length 18.290 metres, Height to eaves 4.736 metres, breadth 12.192 metres, height to ridge 6.722 metres. Permission not required 06/06/2014.

### **Site Access**

The LHA are aware that the building will utilise an existing agricultural access located off Lower Road which is a B classified road subject to a 60mph speed limit.

The LHA have reviewed ALH drawing number 10 titled "Proposed Site Plan" and have no comments to make regarding the use of the access to serve the proposed building. This is because the proposal will utilise the same access as was approved following application reference 3/2014/0874 which was approved to serve the hay storage and drying building, alike this application. Therefore, the LHA have no objection to the proposal.

The LHA will however, condition that the access is re-surfaced due to the intensification of use of the access following the proposal.

The LHA also inform the Applicant to be aware of Public Footpath 3-2-FP21 which uses the site access and the adjoining field.

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021)

2. The surface water from the approved driveway should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

### **Informatives**

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.



Yours faithfully

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

