

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0762
Our ref D3.2022.0762
Date 1st September 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0762**

Address: **Land Adjacent to Mulgrave House Ribblesdale Avenue Clitheroe
BB7 2HZ**

Proposal: **Re-submission of planning application 3/2021/1286 with minor design amendments for the erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive.**

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

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a detached dwelling at the land adjacent to Mulgrave House, Ribblesdale Avenue, Clitheroe.

The LHA are aware that the application is a resubmission of application reference 3/2021/1286 which was approved by the Local Planning Authority on 9th February 2022.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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This application is to minorly amend the design of the approved dwelling. With this in mind and the LHA having no objection to the previous application and there being no change to any highway associated factors such as the access, the LHA refer the LPA to the comments made regarding application reference 3/2021/1286 when determining this application.

For ease, the LHA have copied the conditions from the previous application and advise the Applicant that they will have to apply for a dropped kerb application to create the access. All the information can be found in the informative below.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on RVA drawing number RA-02 Rev B have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2 metres by 43 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.9 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with RVA drawing number RA-02 Rev B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. 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)

Informative

This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Yours faithfully

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