

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/0974  
Our ref: D3.2022.0974  
Date: 22<sup>nd</sup> November 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0974**

Address: **126 Ribchester Road Clayton Le Dale BB1 9EE**

Proposal: **Proposed demolition of 126 Ribchester Road and erection of replacement dormer bungalow with detached garage.**

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 demolition and erection of a dormer bungalow at 126 Ribchester Road, Clayton Le Dale.

#### **Site Access**

The LHA are aware that the dwelling will continue to be accessed off Ribchester Road which is a B classified road subject to a 30mph speed limit.

#### **Lancashire County Council**

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



The LHA have reviewed GHA drawing number Hin.1068.3224.03 titled " Proposed Plans & Elevations. Proposed & Existing Site Plan. Location Plan" and are aware that the dwelling will continue to use the existing access at the site. Therefore, given that the access already serves the dwelling, the LHA have no comments to make regarding the site access.

### **Internal Layout**

The LHA have reviewed GHA drawing number Hin.1068.3224.03 titled " Proposed Plans & Elevations. Proposed & Existing Site Plan. Location Plan" and the other supporting documents and are aware that the site will provide a car port, a detached double garage and a driveway which will be used as the parking arrangements for the 3-bed dwelling. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan which requires a 3-bed dwelling to provide 2 car parking spaces. Therefore, the LHA have no objection to the proposal.

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with GHA drawing number Hin.1068.3224.03. 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).

2. Prior to the first occupation the 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.

REASON: In the interests of supporting sustainable travel.

Yours faithfully

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

