

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1061
Our ref: D3.2022.1061
Date: 9th December 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/1061**

Address: **Mill Race Cottage White Carr Lane Dilworth Bottoms Ribchester PR3 3ZB**

Proposal: **Replacement dwelling including the demolition of an existing 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 replacement of a dwelling at Mill Race Cottage, White Carr Lane, Dilworth Bottoms, Ribchester.

Site Access

The LHA are aware that the dwelling will continue to be accessed off White Carr Lane which is an unclassified road subject to a 60mph speed limit.

Lancashire County Council

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



The LHA have reviewed PGB drawing number 002 titled "Proposed Site and Roof Plan" and are aware that the site access will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

The LHA, however, do advise the Applicant to keep any boundary treatments located within the accesses visibility splays to be less than 1m in height. This is to ensure that the visibility splays has no obstructions and so vehicles can clearly view any approaching traffic on the high-speed road.

Internal Layout

The LHA have reviewed PGB drawing number 002 titled "Proposed Site and Roof Plan" and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Therefore, 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.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PGB drawing number 002. 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).

Yours faithfully

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

