

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1094
Our ref: D3.2022.1094
Date: 25th January 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/1094**

Address: **Land Adjacent to Hawthorn Cottage Slaidburn Road Newton in Bowland BB7 3EB**

Proposal: **Proposed demolition of former estate workshop and erection of a two storey detached dwelling.**

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 of a commercial unit and erection of a two-storey detached dwelling at the land adjacent to Hawthorn Cottage, Slaidburn Road, Newton in Bowland.

Lancashire County Council

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



Site Access

The LHA are aware that the dwelling will be accessed off a private access track located off Slaidburn Road which is a B classified road subject to a 60mph speed limit.

The existing private access track currently serves three dwellings, a public car park and the existing commercial unit.

Given that the access is existing and generates a significant amount of traffic from the three dwellings as well as the public car park and given that the proposal is likely to generate less traffic than the existing use, the LHA have no further comments to make regarding the site access.

Highway Safety

There have been no Personal Injury Collisions recorded within 500m of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed SPA drawing number 6510-002 titled "Proposed New Self Build Dwelling" and are aware that the proposed parking arrangements complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA will however condition that a minimum of one car parking space is provided to charge an electric vehicle to contribute towards sustainable travel.

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 SPA drawing number 6510-002. 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).

3. 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

