

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref: 3/2023/0065  
Our ref: D3.2023.0065  
Date: 24<sup>th</sup> February 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0065**

Address: **41 Dilworth Lane Longridge PR3 3ST**

Proposal: **Access to proposed single dwelling reduced in width and moved to the east to avoid telegraph pole and lamp post. Previous approval 3/2016/1201.**

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 a re-consultation for the reduction in width of an access at 41 Dilworth Lane, Longridge.

The LHA previously responded to the application on 14th February 2023 requesting further information regarding the access' visibility splays.

Since then, the Agent has provided SPA drawing number 4892-VS01 titled "Visibility Splays" and SPA drawing number 4892-P02D titled "Proposed Site Plan- Finishes." These will be reviewed below.

#### **Lancashire County Council**

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



The LHA are also aware of the most relevant planning history at the site with it being listed below:

3/2019/0575- Discharge of conditions 1 (commencement), 2 (approved plans), 3 (materials), 4 (tree impact assessment), 5 (landscaping), 6 (boundary treatment), 7 (levels), 8 (maintenance of visibility splay), 9 (construction method statement), 10 (use of garages), 11 (removal of pd) and 12 (obscure glazing) from planning permission 3/2016/1201. Permitted 04/07/2019.

3/2016/1201- Erection of a single two-storey dwelling. Resubmission of planning application 3/2016/0438. Permitted 18/04/2017.

### **Site Access**

The LHA are aware that the dwelling, which is currently being constructed, will continue to be accessed off Dilworth Lane which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed SPA drawing number 4892-VS01 titled "Visibility Splays" and are aware that the new access will be 3.5m wide, which complies with the LHAs guidance.

The LHA are also aware that the telegraph pole is located approximately 0.3m from the access. The LHA inform the Applicant that the telegraph pole may need to be relocated as part of the application which will be at the full cost of the Applicant. The telecommunications company who own the telegraph pole, need to be contacted as soon as possible to resolve this issue to ensure that the distance between the access and the telegraph pole is adequate.

However, even if the telegraph pole is not relocated the LHA will still have no objection to the proposal given that the access has already been approved under application reference 3/2016/1201 and is unlikely to pose a highway safety concern.

SPA drawing number 4892-VS01 also shows that the access can achieve visibility splays of 2m x 59m in both directions. While the visibility splay to the left of the access does overlook the blue line boundary of the site which belongs to the Applicant, the splay could be redrawn into the carriageway of Dilworth Lane with there being no footway. This would prevent any overlooking and the splay would still register the minimum requirement.

The splay to the right, which the LHA were concerned overlooked third party land, clearly shows that the splay overlooks the footway and so the LHA have no concerns regarding the splays.

### **Internal Layout**

The LHA have reviewed SPA drawing number 4892-P02D titled "Proposed Site Plan-Finishes" and the other supporting documents and are aware that the number of bedrooms and the parking arrangements at the site will remain unaltered. Therefore, the LHA have no comments to make regarding the internal layout of the site.



## **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 4892-VS01 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. 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).

3. The surface water from the approved access 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 will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage

Yours faithfully

Ryan Derbyshire  
Assistant Engineer  
Highway Development Control



Highways and Transport  
Lancashire County Council

