

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref: 3/2023/0248  
Our ref: D3.2023.0248  
Date: 25<sup>th</sup> April 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0248**

Address: **Highfield Garstang Road Chipping PR3 2QH**

Proposal: **Proposed replacement 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 a proposed replacement dwelling at Highfield, Garstang Road, Chipping.

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

3/2022/0868- Proposed alterations and extension to existing dwelling including raising of the roof. Permitted 09/11/2022.

### **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 continue to be accessed off Club Lane which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed Stanton Andrews drawing number PL.10 Rev B titled "Proposed Plans, Site and Elevations" and are aware that the proposed access arrangements will remain as existing. Therefore, with the access already serving the dwelling, the LHA have no further comments to make.

**Internal Layout**

The LHA have reviewed Stanton Andrews drawing number PL.10 Rev B titled "Proposed Plans, Site and Elevations" and are aware that the parking arrangements for the 4-bed dwelling will remain as existing. Therefore, since the dwelling is already a 4-bed property, 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.

Yours faithfully

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

