

Development Control
Ribble Valley Borough Council

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Your ref: 23.0285
Our ref: D3.23.0285
Date: 27th June 2023

App no: 23.0285

Address: Barn to the south of Grove House Malt Kiln Brow Chipping

Proposal: Proposed conversion of existing barn to a dwelling house. Together with rear extensions following demolition of flat roof

The submitted documents and plans have been reviewed and the following comments are made.

Access

The access to the site is via an existing access on Malt Kiln Brow which lies at an acute angle to the highway and is located immediately adjacent to the river bridge. The access appears to have been used previously by the factory which has since been demolished.

The existing access width is approximately 3m wide and due to the tight angle it appears unsuitable for large construction traffic and further information is requested on any alternative means of access to the site to avoid any damage to the bridge parapet wall and or vehicles making multiple manoeuvres in the highway causing conflict with vulnerable highway users.

If this is the sole access to the site, then a swept path analysis is requested for a large construction vehicle to demonstrate it can enter and exit the site to and from the south on Malt Kiln Brow.

Parking

There are 3 car parking spaces proposed for the 4 bedroom dwelling which accords with the parking standards. A secure, covered cycle store is required at the dwelling to support sustainable travel modes.

Conclusion

Lancashire County Council

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



The Highway Authority seeks further information regarding construction vehicles accessing the site.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
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