

Development Control
Ribble Valley Borough Council

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2023/0338
Our ref D3/2023/0338
Date 8th June 2023

Dear Sirs

Application no: 2023/0338

Address: Newlands Back Lane Chipping PR3 2QA

Proposal: Proposed sheep shed and widening of existing site access.

With respect to this application, we the Highway Development Control Section of Lancashire County Council would not wish to raise any objections to the principle of the proposals.

In order to fully support the application, we would look for further submissions showing the visibility splay available at the entrance. This should be measured at a point 2.4m back from the edge of the carriageway for a distance of at least 65m to the nearside edge of the carriageway in either direction. Any structure planting of other similar obstruction that falls within the visibility splay shall be reduced in height to 0.95m.

Should you wish to support the application we would look for the following conditions and notes to be added to your decision notice.

Conditions

a) Visibility splays.

No building (or use hereby permitted) shall be occupied (or use commenced) until visibility splays 2.4 metres back from the centre line of the access and extending 65m metres on the nearside carriageway edge in both directions have been provided at all accesses/junctions, as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Lancashire County Council

Phil Durnell

Director of Highways and Transport

PO Box 100, County Hall, Preston, PR1 0LD



Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

b) Completion of vehicular access.

No building or use hereby permitted shall be occupied or use commenced until access have been installed at the carriageway edge and a vehicle cross-over constructed across the footway (and/or verge) fronting the site in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility.

c) Hardstanding surface water drainage.

The surface water from the approved driveway/hardstanding/car park 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.

d) Wheel washing / mechanical road sweeping.

For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

e) Scheme for site access/off-site highway mitigation works.

No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

Notes



1. 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, 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.
2. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 123 6780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council

