

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0410
Our ref: D3.2023.0410
Date: 11th July 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0410**

Address: **Cunliffe House Farm Longsight Road Langho BB6 8AD**

Proposal: **New single storey detached building to be used as a fire/stove showroom along with parking spaces.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for a proposed new single storey detached building to be used as a fire/stove showroom at Cunliffe House Farm, Longsight Road, Langho.

The LHA are aware of the extensive history associated with Cunliffe House Farm but no planning history is associated with this site, except it was recently used for two chicken sheds which have been relocated to an adjacent field.

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 site will continue to utilise an existing unadopted access track located off The Rydings, which is an unclassified road subject to a 30mph speed limit.

The existing access track currently serves the farm and its operations along with Longsight Nursery, which is a garden centre.

Before the LHA can assess the existing access onto The Rydings and the access track, the LHA require further information in the guise of an Operation Statement. In the Operation Statement, details should emerge regarding the frequency of deliveries to the site and what type of vehicles will service the site. The LHA also require details regarding the expected number of trips generated to and from the site each day.

Internal Layout

The LHA have reviewed Entwistle Design drawing number 2 of 2 Site Plan and are aware that 3 car parking spaces will be provided. Before the LHA can assess whether the quantity of parking is suitable for the development, the LHA require details regarding the maximum number of staff members who will be on site at any one time.

The LHA also require further information in the guise of an internal site access plan. The LHA require an internal site access plan showing the access to the proposed showroom. Currently no information has been submitted regarding the access width and so to ensure that the access is safe and suitable for the public, the LHA request a plan is submitted.

Conclusion

The LHA require further information before the LHA can assess the application.

Yours faithfully

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

