

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
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Your ref: 3/2023/0566
Our ref: D3.2023.0566
Date: 16th August 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0566**

Address: **Brentwood Pendleton Road Wiswell BB7 9BZ**

Proposal: **Proposed new vehicular access. Resubmission of application 3/2023/0038.**

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 new vehicular access at Brentwood, Pendleton Road, Wiswell.

The application is a resubmission of application reference 3/2023/0038 which was by permitted by the Local Planning Authority (LPA) on 14th April 2023.

Site Access/ Internal Layout

The LHA are aware that the dwelling will continue to be accessed off Pendleton Road which is an unclassified road subject to a 60mph speed limit.



The dwelling already has a vehicular access, but the Applicant wants to create a secondary access so that it is closer to the dwellings workshop which is used to store work equipment for the Applicant, as explained in the Justification Statement during the previous application, 3/2023/0038.

In any case, the LHA have reviewed PD drawing number 1463-02 Rev A titled "Proposed Layout Plan" and are aware that the access complies with the LHAs guidance.

The access is also able to achieve visibility splays of 2m x 43m in both directions, which were accepted during application reference 3/2023/0038 following a traffic survey being conducted within the vicinity of the site. Therefore, the LHA have no objection to the proposal.

As the Applicant is aware, the access is subject to a Section 278 agreement.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on PD drawing number 1463-02 Rev A 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. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2 metres by 43 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. 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).

4. 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, 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

