

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0605
Our ref: D3.2023.0605
Date: 22nd August 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0605**

Address: **Mill Race Cottage White Carr Lane Dilworth Bottoms Ribchester PR3 3ZB**

Proposal: **Replacement dwelling with detached garage including the demolition of an existing agricultural-style building. Resubmission of 3/2022/1061.**

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 the proposed replacement of a dwelling at Mill Race Cottage, White Carr Lane, Dilworth Bottoms, Ribchester.

The LHA are aware that the application is a resubmission of application reference 3/2022/1061, which was refused by the Local Planning Authority (LPA) on 7th June 2023.



Site Access

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

The LHA have reviewed PGB drawing number 003 titled "Proposed Site Plan" and are aware that the site access will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

Internal Layout

The LHA have reviewed PGB drawing number 003 titled "Proposed Site Plan" and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Therefore, 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.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PGB drawing number 003. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

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

