

Development Control  
Ribble Valley Borough Council

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Your ref: 23.0634  
Our ref: D3.23.0634  
Date: 12<sup>th</sup> October 2023

**App no: 23.0634**

**Address: Primrose House Primrose Road Clitheroe**

**Proposal: Planning permission for proposed single-storey self-build dwelling with associated car port, parking and manoeuvring space, refuse storage, garden area, hard and soft landscaping, to be accessed via the Old Cotton Mill access following removal of a section of boundary wall**

Further to our original comments dated 11<sup>th</sup> September 2023, amended plans have been received and have been reviewed and the following comments are made.

### **Proposal**

The application seeks to erect a new 3-bedroom dwelling with a new 3m wide access from The Old Cotton Mill car park with 4 car parking spaces.

The Old Cotton Mil car park and private road are not within the red or blue edges on the location plan. The amended plans show the access road hatched blue and noted as 'right of way' and the applicant states in writing that they have a right of access to access along the private road to access the site.

### **Access**

The Mill has an informal one-way system which allows the residents to drive through the Mill to access the western car park.

The creation of the new access within the car park will result in the loss of 1 parking spaces marked 'V', which refers to 'visitor'. The Highway Authority supports the retention of the space marked '15' and we would raise no objection to the loss of the visitor parking space because visitor spaces are not necessary to provide within the parking standards.

The Highway Authority are satisfied that the applicant can gain access to the dwelling from the nearest adopted highway and that traffic generated by a single dwelling will not have a significant impact upon highway safety.

## Refuse

Ribble Valley waste services have confirmed that they currently collect waste from the adjacent Mill from the roadside via a collection point adjacent to the roadside Woone Lane/Primrose Road. They will not enter the private road to collect waste from the new dwelling, therefore the residents will need to move their waste receptacles to the roadside on collection days and vice versa, this is noted as being a distance of 110 metres from Woone Lane which exceeds the national advice in Manual for Streets on waste collection.

We would request that a collection point is identified on the drawing and in a location which does not interfere with pedestrian movements.

## Parking

The car parking for the new 3-bedroom dwelling is acceptable. Secure, covered cycle parking is required and an electric vehicle charging point.

The driveway should be paved in a porous and bound material.

## Conclusion

Lancashire County Council acting as the 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.

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
  - i) The parking of vehicles of site operatives and visitors
  - ii) The loading and unloading of plant and materials
  - iii) The storage of plant and materials used in constructing the development
  - iv) The erection and maintenance of security hoarding
  - v) Wheel washing facilities
  - vi) Measures to control the emission of dust and dirt during construction
  - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
  - viii) Details of working hours
  - ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. The site access, parking and turning areas shall be laid out in accordance with the approved plans prior to the first occupation of the dwelling. Reason: To ensure adequate access and parking.
3. Secure, cycle storage and an electric vehicle charging point shall be provided prior to the first occupation of the dwelling. Reason: To support sustainable travel.



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