

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2023/0672
Our ref: D3/2023/0672
Date: 3 October 2023

For the attention of Lucy Walker

Planning Application No: 3/2023/0672

Grid Ref: 361310 442895

Proposal: Proposed demolition of conservatory, erection of single-storey extension, side porch, front porch and gates/railings to driveway.

Location: Black Hall, Garstang Road, Chipping PR3 2QJ

Having reviewed the documents submitted, together with site observations, the Highway Development Control Section does not raise an objection regarding the proposed development at the above location. However, the following comments should be noted, and condition and informative note applied to any formal planning permission granted.

The site was visited on 19 September 2023 when it was noted that the vehicular access to the site has been amended at some point since 2009 without planning permission being granted or permission received from the highway authority.

The driveway/hardstanding will need surfacing in a bound porous material for a minimum distance of 5m into the site from the carriageway edge to prevent loose material from being carried onto the public highway. Surface water should also be drained to an internal outfall to prevent water from discharging onto the public highway. In addition the line of stone setts across the access would need raising so that there is a minimum 25mm upstand across the whole access as there is currently a low point causing surface water to collect and pond, which can pose a hazard to other highway users.

The following condition and informative note should be applied to any formal planning permission granted.

Condition

Prior to first use of the approved development, the hardstanding shall be surfaced in a bound porous material for a minimum distance of 5m into the site from the carriageway edge, the stone setts across the access lifted and re-laid and surface water from the hardstanding drained to an internal outfall in accordance with a scheme to be approved by the Local Planning Authority in consultation with the Highway Authority. Reason: In the interest of highway safety.



Informative note

This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council

