

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

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Your ref: 03.2023.855
Our ref: 03.2023.855
Date: 28.11.2023

For the attention of Lucy Walker

Planning Application No: 3/2023/0855

Grid Ref: 364308 435054

Proposal: Proposed two-storey extensions to front and rear, single storey extensions to rear and external alterations to materials and fenestration.

Location: Parsonage Farm Church Street Ribchester PR3 3YE

The submitted documents and plans have been reviewed and the following comments are made.

The site utilises a private, unadopted access track located off Church Street, an unclassified road subject to a 30mph speed limit.

The access track currently serves Bridleway 3-35-BW37a, number of dwellings, the public car park, children's play area and playing fields. The existing car parking arrangements are not affected with this proposal.

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.

The LHA are aware that the site will continue to utilise a private, unadopted access track located off Church Street, an unclassified road subject to a 30mph speed limit.

The access track currently serves Bridleway 3-35-BW37a, number of dwellings, the public car park, children's play area and playing fields.

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,

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



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.

Informative Note

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highways and Transport
Lancashire County Council

