

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0866
Our ref: D3.2023.0866
Date: 22nd April 2024

App. no: **3/2023/0866**

Address: **Land adjacent to no 9 Old Road Chatburn BB7 4AB**

Proposal: **Proposed five-bedroom, two-storey dwelling with a room in the roofspace.**

Further to our previous comments dated 15th February 2024 the Local Highway Authority have viewed the amended plans and have the following comments to make:

Site Access

The proposed dwelling will be located off Old Road which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed drawing number COR/Plot 11/SPVS titled "Housetype Substitution Site Plan with visibility splay" and consider this acceptable.

Internal Layout

The LHA have reviewed drawing number COR/Plot 11/SPVS titled "Housetype Substitution Site Plan with visibility splays" and are aware that the parking arrangements complies with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan.

The dwelling will also provide a minimum of one electric vehicle charging point and the LHA will later condition that a minimum of two bike stands are provided in the attached garage.

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.



Yours faithfully

Kelly Holt
Highway Development Control
Highways and Transport
Lancashire County Council

