

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0025
Our ref: D3.2024.0025
Date: 7th February 2024

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2024/0025**

Address: **70 Mellor Brow Mellor BB2 7EX**

Proposal: **Proposed demolition of existing bungalow and garage and construction of replacement bungalow and garage (Resubmission of 3/2023/0294).**

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 demolition of an existing bungalow and garage and construction of a replacement bungalow and garage at 70 Mellor Brow, Mellor.

The application is a resubmission of application reference 3/2023/0294 which was approved by the Local Planning Authority (LPA) on 17th July 2023.



Site Access

The LHA are aware that the dwelling will continue to be accessed off Mellor Brow which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed Anderson drawing number 163/P/02 Rev E titled "Proposed Plans and Elevations" and are aware that the access which currently serves the dwelling will remain unaltered following the proposal. Therefore, given that the access is already existing, the LHA have no concerns regarding the usability of the access.

Internal Layout

The LHA have reviewed Anderson drawing number 163/P/02 Rev E titled "Proposed Plans and Elevations" and are aware that the site can provide a minimum of 2 car parking spaces to comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The LHA will condition that a minimum of one space has access to an electric vehicle charging point and the site provides some form of cycle storage facility.

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 Anderson drawing number 163/P/02 Rev E. 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 (2023).

3. The garage facility shall include provision of an electrical supply suitable for charging an electric motor vehicle.

REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.



4. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential unit has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours faithfully

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

