

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0090
Our ref: D3.2024.0090
Date: 13th March 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2024/0090**

Address: **Land at Eden Gardens (adj 5 Cherry Drive) Brockhall Village Old Langho BB6 8HJ**

Proposal: **Proposed construction of one three-storey dwelling and storage building with vehicular access taken from Eden Gardens.**

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) have been consulted on an application for the proposed construction of one three-storey dwelling and storage building with vehicular access taken from Eden Gardens at the land adjacent to 5 Cherry Drive, Brockhall Village.

Site Access/ Internal Layout

The proposed dwelling will be accessed off Eden Gardens which is private, unadopted road.



Given that the site is located off an unadopted road, the LHA have no objection to the proposal.

The LHA have also reviewed AW+A drawing number PL03 Rev C titled "Proposed Site Plan" and are aware that the proposed parking arrangements complies with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, given the number of bedrooms at the dwelling.

The LHA will condition that a minimum of one space has access to an electric vehicle charging point and some form of cycle storage provision is required.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with AW+A drawing number PL03 Rev C. 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).

2. Prior to the first occupation the dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

3. 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

