

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2024/0170  
Our ref: D3.2024.0170  
Date: 26<sup>th</sup> March 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0170**

Address: **Brentwood Pendleton Road Wiswell BB7 9BZ**

Proposal: **Permission in principle application for one new dwelling.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection**

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.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) have been consulted on a Permission in Principle application for one dwelling at Brentwood, Pendleton Road, Wiswell.

The LHA are aware of the most recent planning history at the site and the application is listed below:

3/2023/0947- Permission in principle application for one new dwelling. Refused 21/12/2023.



**Site Access**

The site will be accessed off Pendleton Road which is an unclassified road subject to a 60mph speed limit.

In the supporting statement, the Agent has indicated that a new access will be created off Pendleton Road to serve the site. The LHA have no objection to this with the road being straight and so vehicular visibility of 2m x 43m should be achievable. This is the same as the visibility splays for 3/2023/0566 which were accepted for the creation of a new access for the dwelling Brentwood. This was supported by a traffic survey conducted on 26th February- 4th March 2023.

The LHA will request as part of Stage 2 of the Permission in Principle that the site access is located to the north of the site. This is so that the new site access isn't too close to the access serving the adjacent dwelling.

**Conclusion**

The LHA have no objection to the Permission in Principle application.

Yours faithfully

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

