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Your ref: 3/2024/0187
Our ref: 3/2024/0187/HDC/KW
Date: 09 October 2024

Location: Clayton Manor Ribchester Road Wilpshire BB1 9HU
Proposal: Proposed construction of four one-bedroom apartments in a purpose-built detached building with access off Ribchester Road, following demolition of existing garage. Resubmission of 3/2023/0930.
Grid Ref: 368478 432571

Dear Kathryn Hughes

With regard to your consultation letter dated 1 October 2024, I have the following comments to make based on all the information provided by the applicant to date.

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

The Local Highway Authority (LHA) have been consulted on an application for the proposed construction of four one-bedroom apartments in a purpose-built detached building with access off Ribchester Road, following demolition of existing garage at Clayton Manor, Ribchester Road, Wilpshire.

The LHA are aware that the application is a resubmission of application reference 3/2023/0930, which was withdrawn by the Applicant on 24th January 2024. The site is also associated with another planning application, which is listed below:

3/2010/0424 - Proposed 2no. new dwellings within the grounds of Clayton Manor. Permitted 08/10/2010.

The LHA has previously responded to the application on 8th April 2014 and 7 June 2024 requesting further information regarding the site access and the proposed internal layout. The LHA has reviewed the further information provided by the applicant and the amended

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plans and notes that the applicant has now addressed the concerns regarding the access and internal layout.

Site Access

The proposal will utilise an amended access which currently serves Clayton Manor, a single dwelling. The access is located off Ribchester Road, a B classified road subject to a 30mph speed limit.

The amended site plan, drawing 2101 – 02 Rev A, shows that the proposed access is to be approximately 6m wide which is an acceptable width for the size and nature of the development. The existing vehicle crossing fronting the access on Ribchester Road shall be extended across the entire new width. The extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways Act 1980.

Before the widened access is used for vehicular purposes, the first 5m from the highway boundary into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to prevent debris from being dragged onto the highway.

Internal Layout

The LHA are aware that each apartment will have access to one car parking space, which complies with the LHAs parking guidance.

To overcome potential internal conflicts when large vehicles are using the internal access, as noted from drawing 2101 – 02 Rev A, the access has been widened until it reaches the gate serving Clayton Manor. This allows for two-way movements along the internal access track and there is more space for large vehicles to turn into and out of the site. The applicant has also provided evidence to show that turning within the site is possible to enable ingress and egress in a forward gear.

The LHA would ask that the site improve its sustainable transport options to encourage and promote sustainable transport use. Therefore, the development shall include covered secure cycle storage shall be provided for one bicycle space per bedroom to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport.

Conditions

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. The development hereby permitted shall not be occupied or brought into use until that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 2101 – 02 Rev A have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

3. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

4. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

5. Secure covered cycle storage suitable for 4 bicycles shall be provided within the development.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informative notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway



Authority at highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.

There must be no standing or waiting of machinery or vehicles in the public highway at any time.

- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway, and verge.
- This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.

Yours sincerely

Kate Walsh
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