

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0187
Our ref: D3.2024.0187
Date: 8th April 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2024/0187**

Address: **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.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

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The LHA are aware that the application is a resubmission of application reference 3/2023/0930, which was withdrawn by the Applicant on 24th January 2024.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.

Site Access

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

The LHA have reviewed Phil Heaton drawing number 2101-02 titled "Proposed Clayton Manor Apartments Site Layout" and require the site access to be a minimum of 5.5m wide, up until the access reaches the gated access which serves Clayton Manor, approximately 11.5m away from the adopted carriageway. The LHA require the access to be this wide to ensure that there is adequate space for vehicles to turn into the proposed site and to ensure that there is space for two vehicles to use the access simultaneously. As a result of this, the LHA require an amended plan to be submitted.

On the amended plan, the LHA require a visibility splay drawing to be provided. The LHA require visibility splays of 2.4m x 43m to be provided in both directions, given the speed limit of Ribchester Road.

Furthermore, the LHA also require a revised site location plan to be submitted showing that the sites red line boundary covers the full extent of the access, up until the adopted highway. The LHA require this to ensure that the site has a right to use the existing access and to ensure that the requested access improvements can be conditioned.

Internal Layout

The LHA have reviewed Phil Heaton drawing number 2101-02 titled "Proposed Clayton Manor Apartments Site Layout" and are aware that each apartment will have access to one car parking space, which complies with the LHAs parking guidance. However, the LHA require changes or further information to be submitted to support the positioning of the car parking spaces.

Firstly, the LHA require car parking space P2 to be relocated adjacent to P1. This is because currently, the car parking spaces are provided in tandem which could lead to parking space, P1, being obstructed should the vehicle want to exit the site. Therefore, to prevent any obstruction, the space should be relocated.

Secondly, the LHA require a swept path drawing of a vehicle entering and exiting car parking spaces P3-P5. The LHA require a swept path to be provided to ensure that vehicles can exit the spaces without any potential conflicts, given the close proximity the spaces are to the apartment block.

The LHA also require a swept path drawing of a fire tender, using the provided turning area and exiting the site in a forward gear. The LHA require these details to ensure that the site has adequate space for the largest vehicle that will service the site.

Conclusion

The LHA require further information before the LHA can fully assess the application:

- Amended drawing showing the access to be a minimum of 5.5m wide and showing that the access can provide vehicular visibility splays of 2.4m x 43m in both directions.
- A revised site location plan showing that the access is included within the red line boundary.
- Amendments to the parking arrangements and a swept path to be provided showing the usability of spaces P3-P5.
- Swept path drawing of a fire tender entering and exiting the site in a forward gear.

Yours faithfully

Ryan Derbyshire
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Highway Development Control
Highways and Transport
Lancashire County Council

