

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2024/0239
Our ref: D3/2024/0239
Date: 27 June 2024

For the attention of Ben Taylor

Planning Application No: 3/2024/0239

Grid Ref: 365590 430836

Proposal: Proposed construction of new two-storey three-bedroom dwelling in garden, with new access and associated alterations to original dwelling.

Location: Moorcot, 24 Nickey Lane, Mellor BB2 7HF

The National Planning Policy Framework (NPPF) states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe' (Paragraph 115).

Having reviewed the documents submitted, Lancashire County Council acting as the local highway authority does not raise an objection in principle regarding the proposed development, subject to adequate visibility splays being achieved at the new access. If adequate visibility splays cannot be achieved then the highway authority would raise an objection on highway safety grounds due to substandard visibility splays.

Proposal

The proposal is for the construction of a three bed dwelling within the existing garden of No 24 Nickey Lane, including off-road parking provision and the construction of a new vehicular access for the proposed dwelling onto Nickey Lane.

Visibility splays

Nickey Lane is subject to a 20mph maximum speed limit outside the site, for which visibility splays of 25m in each direction would be required from the new access. (Manual for Streets.)

Visibility splays should be over land within the applicant's ownership and/or the publicly maintained highway network. No part of the splays should be over third party land.

A revised visibility splay plan should be submitted taking account of the above comments. If adequate visibility splays cannot be achieved that the highway authority would object to the proposed development on highway safety grounds.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



New vehicle access & highway works

The formation of the new vehicle access from Nickey Lane to the development site would need to be carried out under a legal agreement (Section 278) with Lancashire County Council as the highway authority. Works should include, but not be exclusive to:

- the construction of the access to an appropriate standard, including radius kerbs,
- the construction to an appropriate standard of two sections of new footway 1.8m wide either side of the access (approx overall length of 10m) to improve pedestrian access and safety,
- buff coloured tactile paved dropped pedestrian crossings either side of the access,
- minor widening of the existing carriageway to the county council's specification across the site frontage.

The new footway and carriageway to be dedicated as publicly maintained highway under Section 38 of the Highways Act or other appropriate agreement.

If planning approval is granted the developer is advised to contact Lancashire County Council as soon as possible to start the Section 278 process and should not wait until condition discharge stage. Due to the high volume of agreement submissions currently being received by the county council this process can take at least six months to complete. No works should be undertaken within, or which affect, the highway network maintained at public expense without the necessary agreement first being in place in order to prevent legal action from being taken against the developer.

Car & cycle parking

The highway authority considers that two adequately sized off-road car parking spaces should be provided for a three bed dwelling. The proposed single garage is considered adequately sized internally to provide one car parking space and secure storage for at least two cycles. A further two spaces can be provided on the driveway/hardstanding in front of the garage. The highway authority therefore considers that an adequate level of off-road parking has been provided.

An electric vehicle charging point can also be installed in the garage or should be provided elsewhere on site. This shall be fitted in line with the Dept for Transport's guidance regarding Electric Vehicle Charging in Residential and Non-residential Buildings, which states that charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

The new driveway shall be constructed so that surface water does not flow onto the public highway. If this is not possible then surface water should drain to an internal outfall. No connection to Lancashire County Council's highways drainage system is permitted.

Construction phase

Due to the site's location adjacent to existing residential properties and the narrow carriageway width outside the site a Construction Method Statement, including site plan, would be required. This should include, but not be exclusive to, on-site parking, on-site loading/unloading, wheel washing facilities etc.



Deliveries by large delivery vehicles should only be accepted between 9.00am and 2.30pm to avoid peak traffic flows on Nickey Lane.

Subject to the satisfactory receipt of a revised visibility splay plan the following conditions and informative notes should be applied to any formal planning approval granted.

Conditions

1. No development shall take place, including any works of clearance, until a construction method statement including site plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities and mechanical road measures
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Timing of deliveries
 - x) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

Reason: In the interest of highway safety.

2. No part of the development hereby approved shall be occupied until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Works shall include, but not be exclusive to the construction of the access to an appropriate standard, including radius kerbs; the provision of new sections of 1.8m wide footway across the site frontage either side of the access (approx overall length of 10m); buff coloured tactile paved dropped pedestrian crossings either side of the access and minor widening of the carriageway on Nickey Lane outside the site. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
3. Prior to occupation of the approved dwelling visibility splays measuring 2m back from the centre line of the access and extending 25m in both directions on the nearside carriageway edge shall be provided at the new access onto Nickey Lane as shown on the approved plans. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splays. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development. Reason: In the interest of highway safety to ensure adequate inter-visibility between highway users at the site access.
4. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plans shall be constructed, laid out and surfaced in



bound porous materials and thereafter always remain available for the parking of vehicles associated with the dwelling and shall be kept free from obstructions in perpetuity. Reason: In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.

5. Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available. Reason: To ensure that the development supports sustainable forms of transport.
6. Surface water from the approved driveway shall be collected within the site and drained to a suitable internal outfall. Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative notes

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the access to an appropriate standard, including radius kerbs; the provision of new sections of 1.8m wide footway across the site frontage either side of the access (approx overall length of 10m); buff coloured tactile paved dropped pedestrian crossings either side of the access and minor widening of the carriageway on Nickey Lane outside the site. The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.
2. The land referred to in Condition 2 shall be the subject of a dedication agreement with the Highway Authority under the provision of Section 38 of the Highways Act or other appropriate agreement.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council

