



Development Control  
Burnley Borough Council

Tel 0300 123 6780  
Email developeras@lancashire.gov.uk

Your ref 2024/0249  
Our ref D3/2024/0249  
Date 23<sup>rd</sup> April 2024

Dear Sirs

**Application no:** 2024/0249

**Address:** Fencegate Farm Ribchester Road Langho BB6 8AL

**Proposal:** Proposed demolition of existing dwelling and associated buildings, erection of a replacement two-storey house and detached double garage and associated landscaping, and new residential curtilage formation.

With respect to this application, we would not wish to raise any objections to the proposals.

Due to the extensive nature of the application, it is expected that a charging point for electric vehicles shall be included with-in the development to promote sustainable modes of transport. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states: - 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.

Should you wish to support the application we would look for the following conditions and notes to be added onto your decision notice.

Conditions

**a) Access surface materials.**

Before the access is used for vehicular purposes, 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 paviours, 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.

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



**b) Hardstanding surface water drainage.**

The surface water from the approved driveway/hardstanding/car park should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

**c) Car Parking.**

No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

Notes

1. This consent requires the construction, improvement, or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact [lhsvehiclecrossing@lancashire.gov.uk](mailto:lhsvehiclecrossing@lancashire.gov.uk) or telephone 01772 534222 for the list of approved contractors and to start the section 171 process.
2. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 123 6780.

Yours faithfully

Simon Hardie  
Highways Development Control  
Lancashire County Council

