

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2024/0302
Our ref: D3.2024.0302
Date: 12th June 2024

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2024/0302**

Address: **98 Ribchester Road and land adj 94 Ribchester Road Clayton-Le-Dale
BB1 9HQ**

Proposal: **Proposed demolition of existing dwelling (98 Ribchester Road) and construction of one replacement detached two-storey dwelling (self build) with attached single garage and solar panels to front roof slope, with creation of new shared access for 98 and 94 Ribchester Road.**

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

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

Introduction

The Local Highway Authority (LHA) have been consulted on the proposed demolition of existing dwelling (98 Ribchester Road) and construction of one replacement detached two-storey dwelling (self build) with attached single garage and solar panels to front roof slope, with creation of new shared access for 98 and 94 Ribchester Road in Clayton-Le-Dale.



The LHA are aware of the extensive planning history associated with the site and so some of the planning applications are listed below:

3/2023/1010- Reserved matters application relating to appearance, layout and scale for demolition of existing outbuilding and erection of a detached dwelling house in the grounds of 94 Ribchester Road following outline permission 3/2022/0457. Withdrawn 19/02/2024

3/2023/0458- Reserved matters application relating to appearance, layout and scale of one detached dwelling following outline planning permission 3/2022/0457. Resubmission of 3/2023/0059. Refused 15/08/2023.

APP/T2350/W/23/3321409- Appeal lodged following refused application 3/2023/0059. Appeal dismissed 31/11/2023.

3/2023/0059- Application for all reserved matters following outline application 3/2022/0457. For the demolition of an existing outbuilding and erection of a detached dwelling house in the grounds of 94 Ribchester Road. Previously approved under 3/2018/1116. Refused 17/04/2023.

3/2022/0457-Outline application with all matters reserved for the demolition of an existing outbuilding and erection of a detached dwelling house in the grounds of 94 Ribchester Road. Previously approved under 3/2018/1116. Permitted 12/07/2022.

3/2018/1116- Proposed construction of new 5 bedroom dwelling within the curtilage of 98 Ribchester Road, following the demolition of existing stone building. Permitted 16/04/2019.

Site Access

The site will relocate an existing access which is located off Ribchester Road, a B classified road subject to a 30mph speed limit. Currently, the access serves number 94 Ribchester Road but following the proposal, the access will serve two dwellings in total.

In any case, the LHA have reviewed Peter Hitchen drawing number A1.2 titled "Proposed Site Plan and Context Sheet" and note that the access arrangements complies with the LHAs guidance when serving two dwellings.

However, to ensure that the access provides the adequate visibility, the LHA will condition that visibility splays of 2.4m x 43m are provided in both directions prior to commencement. This is to ensure that adequate visibility is provided. The LHA reminds the Agent that vehicular visibility splays should be drawn, as a maximum, to the carriageway edge.

The LHA also informs the Agent/ Applicant that the creation of the new access, the stopping up of the existing access and the demolition of the existing outbuilding attached to number 94 Ribchester Road which abuts the adopted highway, will be subject to a Section 278 Agreement.

Following the demolition of the outbuilding, a scheme should also be provided as part of the Section 278 Agreement showing a kerb line/ edge restraint from the proposed access to 94 Ribchester Road.



Highway Safety

There have been one Personal Injury Collisions recorded within 200m of the site and therefore the LHA have no pre-existing highway safety concerns.

Parking Arrangements

The LHA have reviewed Peter Hitchen drawing number A1.2 titled "Proposed Site Plan and Context Sheet" and are aware that the proposed parking arrangements complies with the LHA parking guidance as defined within the Joint Lancashire Structure Plan.

The LHA will condition that the proposed dwelling provides a minimum of one electric vehicle charging point and the proposed garage provides a minimum of 2 cycle stands.

Construction Management Plan

The LHA will condition that a Construction Management Plan is submitted prior to commencement of any works being undertaken at the site. In the Construction Management Plan, a Traffic Management Plan will be required. This is because works are likely to be undertaken on Ribchester Road following the demolition of the existing outbuilding which fronts the adopted highway and following a proposed scheme being submitted showing that a kerb line/ edge restraint is provided from the site access to 94 Ribchester Road. The LHA advise the Developer to contact the LHAs Streetworks team at lhsstreetworks@lancashire.gov.uk to discuss the traffic management plan.

Conditions

1.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;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;



- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- 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.

Note: Construction Management Plan.

- 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.

2. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works have been submitted and approved by the Local Planning Authority. The works shall include the following and be completed prior to occupation:

- A scheme which should tie into the site access and should include a kerb line/ edge restraint from the access to 94 Ribchester Road.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Peter Hitchen drawing number A1.2 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).

4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2023).

5. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2023)

6. The surface water from the approved access 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.

7. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A1.2. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

8. Prior to the first occupation the dwelling shall have an electric vehicle charging point. 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 currently.

REASON: In the interests of supporting sustainable travel.



9. Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within each garage with a separate secure cycle storage facility, suitable for two bicycles being provided for units without a garage.

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

Informatives

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

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 or on 01772 533433.

Yours faithfully

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

