

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0303
Our ref: D3.2024.0303
Date: 23rd May 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2024/0303**

Address: **Land on the corner of Ribblesdale Avenue and Knunck Knowles Drive
Clitheroe BB7 2HZ**

Proposal: **Proposed erection of a detached two-storey dwelling (self-build) with
rooms in the roofspace, detached double garage, new access and exit, associated
driveway and landscaping works.**

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 an application for the
proposed erection of a two-storey dwelling on the land at the corner of Ribblesdale Avenue
and Knunck Knowles Drive, Clitheroe.

The LHA are aware of the most recent planning history associated with the site:



3/2022/0762- Re-submission of planning application 3/2021/1286 with minor design amendments for the erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. Permitted 20/09/2022.

3/2021/1286- Proposed erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. Permitted 09/02/2022.

Site Access

The proposed dwelling will provide two accesses which will form an in, out formation. The entrance to the site will be provided off Ribblesdale Avenue, while the exit will be located off Knunck Knowles Drive, both unclassified roads subject to a 20mph speed limit.

The LHA have reviewed SPA drawing number 7027-S02A titled "Proposed Site Plan" and are satisfied with the proposed access arrangements. However, the LHA will condition that a revised visibility splay drawing is provided at the access located off Knunck Knowles Drive. This is because the visibility splay drawing is not drawn correctly, with the x axis, the setback distance, not being drawn from the edge of the footway. Therefore, the LHA will condition that a drawing is submitted showing that the proposed dwelling can provide visibility splays of 2m x 25m in both directions.

The LHA also remind the Agent and Applicant that a separate dropped kerb application will need to be submitted to the LHA prior to commencement. This is to enable vehicles to use both accesses and to ensure that the adequate permissions are in place.

Highway Safety

There have been no Personal Injury Collisions recorded within 500m of the site in the last 5 years and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed SPA drawing number 7027-S02A titled "Proposed Site Plan" and are satisfied with the parking arrangements at the site. The LHA will condition that cycle storage facilities are provided within the proposed garage.

Conclusion

The LHA have no objection to the proposal subject to conditions.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.



REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No building or use hereby permitted shall be occupied or use commenced until dropped kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and Lancashire County Council's Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: In the interests of highway/pedestrian safety and accessibility.

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 7027-S02A 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 metres by 25 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 parking and turning facilities have been implemented in accordance with SPA drawing number 7027-S02A. 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).

6. Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within the garage.

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

7. The 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.

Informatives

This consent requires the construction, improvement or alteration of an access to the public highway. All newly requested vehicle crossings will be approved by Lancashire County Council through the application process. A list of approved contractors will be supplied to applicants with an approved vehicle crossing application. Approved contractors will be under agreement with Lancashire County Council to ensure the use of appropriate materials and workmanship, the safety of any walking surfaces and the protection of pipes and cables under the footway from damage. This will be under a section 171 license which your contractor will need to apply for when they are ready to carry out the works. Applications are made online :- www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings/ or customers can email – lhsvehiclecrossing@lancashire.gov.uk for a paper copy of the application form.

Yours faithfully

Ryan Derbyshire
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Highway Development Control
Highways and Transport
Lancashire County Council

