

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0361
Our ref: D3.2024.0361
Date: 13th June 2024

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2024/0361**

Address: **2 George Street Whalley BB7 9TH**

Proposal: Demolition of utility room, garage and wall to front garden. Construction of two-storey extension to side and rear, single-storey extension to side, new double garage to rear and new vehicular accesses to front and rear, including parking spaces for two cars.

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 support the application as presented.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on an application for the demolition of utility room, garage and wall to front garden. Construction of two-storey extension to side and rear, single-storey extension to side, new double garage to rear and new vehicular accesses to front and rear, including parking spaces for two cars at 2 George Street, Whalley.



Site Access/ Internal Layout

The dwelling is located off George Street which is an unclassified road subject to a 20mph speed limit. Currently, the 3-bed dwelling is served by a garage which provides a minimum of one car parking space. The garage is located off an unadopted access track located at the rear of Numbers 71 to 97 King Street. The unadopted track serves the rear of the dwellings and the commercial units located along King Street as well as providing access to a group of dwellings called "Green Bank," for example.

As part of the proposal, as shown on Peter Hitchen drawing number A1.2 titled "Proposed Site Plan Revision 1," a new parking area for the proposed 3 bed dwelling will be provided from George Street. The parking area will provide access to 2 car parking spaces. The LHA have no objection to the creation of the parking area in this location, but this will be subject to a dropped kerb application being submitted to Lancashire County Council.

The LHA also inform the Agent/ Applicant that the existing streetlight located adjacent to the parking area will need to be relocated as part of the proposal. The relocation of the streetlight can be addressed as part of the Section 171 Agreement following the dropped kerb application or the Applicant/ Agent can contact the LHAs Streetlighting team at lhscustomerservice@lancashire.gov.uk to discuss the potential relocation. These works will be at the expense of the Applicant.

Furthermore, as part of the proposal, a new double garage will be provided at the rear of the dwelling, following the demolition of the existing garage. The proposed double garage, like the existing, will be accessed from the unadopted access track located at the rear of Numbers 71 to 97 King Street. Given the proposal is replacing an existing garage, the LHA have no comments to make.

Construction Phase

The LHA require a Construction Management Plan to be provided. In the Construction Management Plan, the LHA require details regarding whether the unadopted access track, located adjacent to the dwelling and named "rear of Numbers 71 to 97 King Street" will need to be temporary closed during the construction phase of the development.

Should this be the case, the LHA will also require the Construction Management Plan to provide the following information:

- Timescale of the closure.
- Whether an alternate temporary access can be provided. For example, at the unadopted track located in between numbers 77 and 79 King Street?

To show that the unadopted track in between numbers 77 and 79 King Street is suitable as an alternate access to the rear of King Street and for the dwellings Green Bank, the following information needs to be submitted:

- The Agent/ Applicant needs to have discussions with the Local Planning Authorities refuse team to investigate whether refuse vehicles use the unadopted access track located adjacent to the site. Should this be the case, a swept path drawing of a



refuse vehicle using the track located in between 77 and 79 King Street, needs to be provided showing that the track is suitable for these movements. Alternatively, a temporary refuse strategy for the dwellings located at the rear needs to be agreed, following the temporary closure of the existing access track.

- Discussions need to be had with the commercial units located along King Street to identify how refuse is collected and whether the operation will be impacted upon following any temporary closure of the access track.
- A swept path drawing of the largest vehicle which uses the existing access track. The drawing needs to show that these movements can still occur at the temporary access.

Conclusion

The LHA have no objection in principle to the proposal, with the dwelling complying with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan for a 3-bed dwelling and the proposed parking area located off George Street complying with the LHAs guidance.

However, before the LHA can have no objection to the proposal, further information in the guise of a Construction Management Plan is required. This is because the LHA are concerned that a temporary road closure on the unadopted access track located at the rear of Numbers 71 to 97 King Street maybe required during the construction phase. Therefore, to ensure that a suitable temporary alternate access is provided for the dwellings and commercial units, further information is required.

Yours faithfully

Ryan Derbyshire
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Highway Development Control
Highways and Transport
Lancashire County Council

