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Your ref: 3/2024/0618  
Our ref: 3/2024/0618/HDC/KW  
Date: 18 December 2024

**Location:** Bolton Fold Farm Alston Lane Longridge PR3 3BN  
**Proposal:** Proposed change of use of a building and yard from agricultural to industrial storage and hardstanding. Replacement of existing walls and roof with new cladding and new roller shutter doors.  
**Grid Ref:** 360295 435306

Dear Maya Cullen

With regard to your consultation letter dated 29 November 2024, I have the following comments to make based on all the information provided by the applicant to date.

### Summary

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity 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) are in receipt of an application for the proposed change of use of a building and yard from agricultural to industrial storage and hardstanding. Replacement of existing walls and roof with new cladding and new roller shutter doors.

#### **Site Access and access track**

The LHA has reviewed the proposed location plan, drawing number 0 0 A and noted that the proposal will utilise an existing access from Alston Lane, which is an unclassified road subject to a 60mph speed limit.

The applicant has provided further information regarding the vehicles which are expected to travel to and from site as well as detailed tracking and forward visibility as shown on the plan titled Vehicle Tracking from the Site Yard with Articulated Vehicle, drawing 590-24-4, and Vehicle Tracking into the Site with Articulated Vehicle drawing 590-24-3.

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



The development will result in an intensification of use, the applicant has advised that whilst articulated lorries will be accessing the site this will be on an infrequent basis and the majority of the tips will be undertaken by private cars and small rigid vehicles.

### **Internal Layout**

The LHA has reviewed drawing number 590-24-4 and note that 3 off street parking spaces will be provided within the development which will support the 3 members of staff. Turning provisions have also been shown on drawing 590-24-4 which are acceptable to the LHA and will not impact the parking area. Vehicle turning within will also allow vehicles to enter and leave in a forward gear.

The proposed giveway markings and signage are acceptable as shown on plan 590-24-4 and will reduce the chances of vehicles meeting along the internal access track. Reducing the need for vehicles to reduce into the access. The forward visibility will allow drivers to observe vehicles within the internal access track at the access.

### **Public Right of Way**

Please note that there are Public Rights of Way's (14-2-FP 312) through the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

### **Conclusion**

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

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.
  - Measures to protect vulnerable road users.
  - 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 because of construction.
  - Measures to control the emission of dust and dirt during construction.
  - 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.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 590-24-4. 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.

3. No part of the development hereby approved shall be occupied until all the off highway works (traffic signs for give way; road markings symbolising the give way internal road system) have been constructed and completed in accordance with drawing number 590-24-4.

**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.

Informative note:

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- 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](mailto:lhsstreetworks@lancashire.gov.uk)
- All references to public highway include footway, carriageway, and verge.

Yours sincerely



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