

Ribble Valley Borough Council
Planning Section
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Your ref: 03.24.945
Our ref: 03.24.945
Date: 10.01.2025

For the attention of Kathryn Hughes

Planning application no.: 03.24.945

Location: Woodfield Ribchester Road, Langho BB6 8AL

Proposal: Proposed demolition of existing bungalow and garage and erection of a 2 storey dwelling house

The submitted documents and plans have been reviewed together with the history of the site (3.2017.1210) and the following comments are made.

The proposal is to demolish the existing bungalow and garage and to replace with a two storey property with four bedrooms. With Ref.: Proposed site plan, drawing no. 16.123.003B submitted, in principle there is no objections to the proposed development subject to the following conditions

Conditions

1. Prior to first occupation the site access, parking and turning area shall be laid out and paved in accordance with the approved plan and maintained thereafter for that use. Reason: To ensure adequate access, parking and turning provision.
2. The boundary walls along Ribchester Road shall be provided at a height not greater than 1m above the crown level of the carriageway of Ribchester Road. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
3. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety.
4. No building materials, vehicles etc. associated with the development hereby approved shall be stored or placed on the adopted highway network to the rear of the development site prior to, during and following completion of construction of the proposed works. Reason: In the interest of highway safety.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

