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Your ref: 3/2025/0050
Our ref: 3/2025/0050/HDC/KW
Date: 06 March 2025

Location: 27 Wheatley Drive Longridge PR3 3TT
Proposal: Proposed reconstruction of two-storey, three bedroom house
Grid Ref: 360874 437803

Dear Maya Cullen

With regard to your consultation letter dated 13 February 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

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) are in receipt of an application for the proposed reconstruction of two-storey, three bedroom house at 27 Wheatley Drive, Longridge, PR3 3TT.

Site Access

The LHA understands that the site is retaining a section of existing parking provisions which are accessed from Wheatley Drive, which is an unclassified road subject to a 20mph speed limit. On-site observations found that the vehicle crossing in place does not cross the entire site frontage whereas the proposed parking area will cover the entire frontage therefore the vehicle crossing should be extended across the entire frontage. The extended vehicle crossing within the adopted highway shall be constructed under a section 171 agreement of the Highways Act 1980.

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Internal Layout

The LHA has reviewed drawing number PL/002 Rev. B. titled Location Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The LHA also reviewed drawing PL/001. Rev. B. and noted that the proposed garage does not meet the LHA recommended minimum internal dimensions for a single garage size which is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space. However, the driveway provisions support adequate parking provisions for the size and nature of the dwelling.

Sustainability

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. This LHA asks that such options are conditioned as part of any approval granted.

Therefore, the development shall include covered secure cycle storage for two bicycle spaces to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development.

Conditions

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 (pedestrians and cyclists).
 - 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. No building or use hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

3. Prior to first occupation cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

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

4. 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.

Informative notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority at highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
- 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.
- 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.

Yours sincerely

Kate Walsh

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