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Your ref: 3/2025/0107
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Date: 27 March 2025

Location: Boadicea Park Preston Road Ribchester PR3 3XL
Proposal: Retention of two holiday lodges and office building with associated parking, infrastructure and alterations.
Grid Ref: 364726 435655

Dear Maya Cullen

With regard to your consultation letter dated 7 March 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 retention of two holiday lodges and an office building with associated parking, infrastructure and alterations at Boadicea Park, Preston Road, Ribchester.

The LHA are aware of the relevant planning history of the site which is detailed below:

3/2022/0530 - Variation of condition 2 (approved plans) and removal of condition 9 (off site highways works) from planning permission 3/2021/0595 to allow the addition of a loading area to the east of the main building, and change of cladding to timber boarding (Resubmission of 3/2022/0271). Approved.

3/2022/0271 - Variation of Condition 2 (Plans) and Removal of Condition 9 (Off Site Works) of planning application 3/2021/0595. Refused.

Continued...

3/2022/0315 - Discharge of conditions 4 (Drainage) and 14 (Construction Management) from planning permission 3/2021/0595. Approved.

3/2021/0595 Change of use of land and erection of building for heliciculture (snail breeding) together with six log cabins to be used as holiday lets, following planning application refusal 3/2020/0940. Approved.

3/2020/0940 - Change of use of land and erection of building for heliciculture (snail breeding) together with six log cabins to be used as holiday lets. Resubmission of application 3/2020/0513. Refused.

Site Access

The LHA has previously reviewed the site access as part of the previous proposals, planning application 3/2021/0595 and 3/2022/0530. Whilst improvements have been made to the width of the access, the access has yet to be finished in an appropriate surface material as such the LHA will request a surfacing condition as part of this applicant.

Internal Layout

The LHA have reviewed drawing number 25/03/03A and the previously approved site plan, cabins 5 and 6 are to be relocated further north within the site and an office building is included to the East of Boadicea House.

Parking spaces are provided next to each of the cabins which is acceptable, although they would benefit from further widening to accommodate 2 vehicles. However, there is space to park elsewhere within the site.

The office building will be placed over an approved loading area however, 10m of hardstanding will still be retained in front of the building, which could cater for service vehicles and does not impose on the turn provisions as such the LHA does not raise any concerns.

Conditions

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.
Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.
2. Within 3 months of this permission, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved using a permeable form of bitumen macadam, concrete, block pavements, or other approved materials.
Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Informative notes:

- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The

applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours sincerely

Kate Walsh

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