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Your ref: 3/2025/0153
Our ref: 3/2025/0153/HDC/KW
Date: 03 April 2025

Location: Land rear of 8-9 Stoneygate Lane Ribchester PR3 2ZS
Proposal: Proposed stables and manege including tree planting to comply with BNG.
Grid Ref: 364579 437652

Dear Maya Cullen

With regard to your consultation letter dated 12 March 2025, 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 stables and manege including tree planting to comply with BNG at Land rear of 8-9 Stoneygate Lane, Ribchester.

Site Access

The site will be accessed via an existing access onto Stoneygate Lane, which is a classified road, the C558, subject to a national speed limit. The access also serves to a number of agricultural fields, off road parking provisions and Stoneygate Holiday Centre.

The agent has provided further information to advise that the site will remain in sole use of the applicant and will not be used for commercial purposes. The applicant also lives close to the site as such vehicle trip rates to and from the site is likely to be low.

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Internal Layout

A swept path analysis provided by the applicant shows that a 3.5-ton ridge body vehicle can turn within the site, which enables ingress and egress in a forward gear. This is acceptable to the LHA given the nature of the site.

Conditions

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

1. The buildings hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of 8-9 Stoneygate Lane Ribchester PR3 2ZS only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time.

Reason: In the interest of highway safety.

Yours sincerely

Kate Walsh

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