

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.25.0163
Our ref: 03.25.0163
Date: 15.04.2025

For the attention of Maya Cullen

Planning Application No: 3/2025/0163

Grid Ref: 365057 435129

Proposal: Proposed loft conversion, dormer to rear and two velux rooflights to front.

Location: 4 Church Street Ribchester PR3 3XP

The plans and highway related information has been viewed and the following comments are made.

It is noted that permission has been previously granted with conditions on application no. 3.21.0839.

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.

The Local Highway Authority (LHA) are in receipt of an application for a proposed loft conversion, dormer to rear and two velux rooflights to front at 5 Church Street Ribchester PR3 3XP.

The development will increase the number of bedrooms from 3 bedrooms to 4 bedrooms, therefore, this increases the parking standard requirements from 2 parking spaces to 3. Currently the dwelling has no off-road parking provisions and therefore makes use of on street parking. There are also parking restrictions along Church Street in the form of double yellow lines and school zigzags. A cycle store is required to promote sustainable forms of transport and aid social inclusion.

Where deliveries for the construction of the development are required, it is recommended that these deliveries are limited to after 9:30am and before 2:30pm to avoid conflict with school pedestrians walking to and from Ribchester St. Wilfrid's C of E Primary School and the associated increase in traffic during school start and finish times.

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. Deliveries during construction to the approved development shall only be accepted between the hours of 9.30am and 2.30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.
Reason: In the interest of highway safety.
2. 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.
 - Measures to protect vulnerable road users (pedestrians and cyclists).
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 - Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of 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.

- Prior to the first occupation a secure, covered cycle store for 4 cycle spaces shall be provided. **Reason:** To promote sustainable forms of transport and aid social inclusion.

Informative note:

- 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.
- 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.

Kind regards

Tahira



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

