

Ribble Valley Borough Council
Economic Development & Planning

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Your ref: 3/2025/0207
Our ref: 2025/0207
Date: 7th April 2025

Address: Lower Abbott Bungalow, Abbott Brow, Mellor

Proposal: Proposed replacement driveway

The submitted documents and plans, including 'Proposed drawings 2414.03.01' have been reviewed and the following comments are made.

Proposal

The application seeks to construct a new driveway with a new access on Abbott Brow for the Bungalow and to permanently close the existing access and driveway and remove the garage. The new driveway is adjacent to the bungalow which better suits the needs of all users due to the closer proximity.

Access and parking

The visibility splay to the east side of the access lies across the splay for the adjacent access controlled by application 3/2023/0580 (Lower Abbott Barn – Conversion of Barn to dwelling) and subsequent condition discharge application 3/2024/0401 for demolition of part of the barn adjacent to Abbott Brow to improve visibility splays at the existing site access which is sited to the east of Lower Abbott Bungalow. It is noted that the demolition of part of the barn has been undertaken.

The visibility splay to the west side lies across the land controlled by the applicant.

The splays and proposed layout are considered acceptable.

The edge of the new driveway will need to tie-into the carriageway surface of Abbott Brow with a saw cut edge sealed with tack coat.

The driveway is proposed to be laid with grass crete or similar, this is acceptable subject to it being a bound and porous material.

The surface water road gully on Abbott Brow will require remain in-situ and protected with a small planted area.

The existing access will be physically closed with the dropped kerb reinstated to full height, tarmac strip converted to grass verge and boundary treatment reformed.

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The formation of the new access and closing of the existing access should be undertaken with a S278 agreement with Lancashire County Council.

There are no public rights of way within the vicinity of the buildings.

Conclusion

Lancashire County Council acting as the 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.

1. The new access shall be formed in accordance with the approved drawings and the driveway shall be constructed in a bound and porous material. Reason: For highway safety.
2. Prior to the first use of the new access, the existing access shall be permanently closed and the dropped kerb shall be reinstated to full height kerb and tarmac verge shall be reinstated to grass verge. Reason: For highway safety.

Informative note

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .

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Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk