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Your ref: 3/2025/0218
Our ref: 3/2025/0218/HDC/KW
Date: 12 May 2025

Location: Cherry Yate Stoneygate Lane Ribchester PR3 3YN
Proposal: Proposed 1.25m high garden wall and new gate piers set back 5.5m from highway.
Grid Ref: 365182 436114

Dear Maya Cullen

With regard to your consultation letter dated 22 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

The Local Highway Authority (LHA) are in receipt of an application for the proposed 1.25m high garden wall and new gate piers set back 5.5m from the highway at Cherry Yate Stoneygate Lane Ribchester PR3 3YN.

The LHA has reviewed the proposed site plan and notes that amendments are being undertaken to the boundary wall adjacent to the adopted highway. The proposal seeks to improve the existing access by setting back the gates and reducing obstructions in the existing visibility splay.

To ensure adequate intervisibility between highway users at an amended access a visibility splay set 2 metres back from the near edge of the carriageway and extending 215m to the nearside carriageway edge in both directions should be provided. However, given the existing nature of the access, the LHA would look for the maximum visibility splay achievable.

The visibility splay should be wholly within the land which the applicant controls and/or the adopted highway and nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1 metres above the nearside carriageway level which would obstruct the visibility splay of the existing access. This may result in a further reduction of the proposed 1.25m walls, should they fall within the visibility splay.

Continued...

In conclusion, the LHA require a drawing showing the maximum visibility splay possible at the site access; any walls or vegetation which falls within the visibility splay should be removed or reduced to no more than 1m above the carriageway level.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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