

Ribble Valley Borough Council  
Council Offices  
Church Walk,  
Clitheroe  
Lancashire  
BB7 2RA

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 3/2025/0218  
Our ref: 3/2025/0218/HDC/KW  
Date: 03 June 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 amended consultation, 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 (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.

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 amended 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.

Whilst the proposal does not meet the current requirements for an access, it will be a betterment to the existing arrangements, in that a vehicle will now be able to fully pull off the carriageway before operating the gates, removing conflict from the carriageway. The access will also have improved surfacing, which will remove the risk of debris being deposited onto the highway. The application will also remove obstructions within the visibility splay by removing the boundary hedge line and replacing it with a wall which will reduce the need for maintenance of the visibility splay. The proposal is also not intensifying use within the site and as such the LHA will accept the proposal in this case.

There are also no recorded Personal Injury Collisions (PICs) within 300m of the

Continued...

application site in the last five years and the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation.

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

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned a minimum of 5m behind the nearside edge of the carriageway. The gates shall thereafter open away from the highway.  
**Reason:** To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
2. Before the access is used for vehicle purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.  
**Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.
3. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.  
**Reason:** To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

Informative note:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
- 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](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433.

Yours sincerely  
Kate Walsh

Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council  
T: 0300 123 6780  
W: <http://www.lancashire.gov.uk>