

Ribble Valley Borough Council
Council Offices
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BB7 2RA

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Your ref: 3/2025/0246
Our ref: 3/2025/0246/HDC/KW
Date: 28 April 2025

Location: Ribblesdale House Ribblesdale Avenue Clitheroe BB7 2HZ
Proposal: Proposed single-storey garage and vehicular access.
Grid Ref: 374224 442543

Dear Stephen Kilmartin

With regard to your consultation letter dated 7 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 (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.

The Local Highway Authority (LHA) are in receipt of an application for the proposed single-storey garage and vehicular access at Ribblesdale House Ribblesdale Avenue Clitheroe BB7 2HZ.

The proposal is for a double garage which meets the LHAs recommended minimum internal dimensions of 6m in length and 6m wide. An additional area around the garage is shown on the site plan, which provides turning provisions so vehicles can enter and leave in a forward gear. Given the proposed access location, room to support ingress and egress in a forward gear should be retained for the lifetime of the development.

Whilst a drop kerb is in place at the proposed access, the LHA is of the opinion that this is to support pedestrian movements and that alterations may be required in order to support vehicle movements, such as relocating the existing utility chamber and the highway drain within the carriageway. As such the Applicant should enter into a section 171 agreement of the Highways Act 1980. As the area is accessed from the adopted highway it must be properly consolidated and surfaced in bound porous materials, not loose stone, gravel or grasscrete.

The utility chamber situated at the proposed access point may require relocation, as such the applicant should discuss the relocation of the chamber directly with the utility provider. The applicant should be aware that this type of work would be at the expense of the applicant.

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

1. The parking and manoeuvring areas shall thereafter always remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: In the interest of highway safety.

2. The surface water from the approved driveway should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety and to prevent water from discharging onto the public highway.

3. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway.

Reasons: To ensure the adopted highway is not obstructed or becomes hazardous to other road users, in the interests of highway 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 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>

Yours sincerely

Kate Walsh
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Highway Development Control
Highways and Transport
Lancashire County Council
W: <http://www.lancashire.gov.uk>