

Ribble Valley Borough Council
Council Offices
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Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0291
Our ref: 3/2025/0291/HDC/KW
Date: 06 May 2025

Location: White Carr Farm Dilworth Bottoms Ribchester PR3 3ZB
Proposal: Proposed two-storey side extension to existing dwelling and internal alterations to enhance accessibility.
Grid Ref: 363351 437286

Dear Lucy Walker

With regard to your consultation letter dated 28 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 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 two-storey side extension to the existing dwelling and internal alterations to enhance accessibility at White Carr Farm, Dilworth Bottoms, Ribchester.

The development will increase the number of bedrooms within the dwellings from 3 to 4 however the existing access and onsite parking area will not be affected by the development and provides adequate space for 3 vehicles and turning provisions as such the LHA 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.

Please note that there is a Public Rights of Way, FP0335021, through the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner, it is a criminal offence to drive a motor vehicle on the public path.

The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and

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planning application number, to discuss their proposal before any development works begin.

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

1. 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.
 - For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site
 - The roads adjacent to the site shall be mechanically swept as required during the full construction period.
 - Measures to control the emission of dust and dirt during construction.
 - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - 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.

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.
- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely

Kate Walsh
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