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Your ref: 3/2025/0417  
3/2025/0418  
Our ref: 3/2025/0417/HDC/KW  
3/2025/0418/HDC/KW  
Date: 14 August 2025

**Location:** The Court House Gisburn Road Bolton by Bowland BB7 4NP  
**Proposal:** Planning permission for proposed repair, internal and external alterations, amendments to outbuilding to listed building, new external garage, two air source heat pumps.  
**Grid Ref:** 378782, 449424

Dear Ben Taylor

With regard to your consultation of 13 August 2025, I have the following comments to make based on all the information provided by the applicant to date.

### **Summary**

#### **No objection subject to conditions**

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, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) is in receipt of an application for the proposed repair, internal and external alterations, amendments to an outbuilding to make it a listed building, a new external garage and two air source heat pumps at The Court House, Gisburn Road, Bolton by Bowland. The LHA are also aware of a listed building consent application 3/2025/0418, the following comments will address both applications.

#### **Site Access**

The site will be accessed via an existing access onto a private access track which leads from Gisburn Road. The private access track also serves a few other properties. Gisburn Road is classified as the C593 and has a speed limit of 30mph.

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### Internal Layout

The LHA have reviewed drawing number 7184 P01 Rev D titled "Proposed Site Plan" and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The recommended minimum internal dimensions for a double garage are 6m in length and 6m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). As the proposed garage meets the above recommendation, the garage can be considered to provide acceptable off-street parking provisions. Therefore, the LHA have no objection to the proposal.

### Construction deliveries outside peak traffic

Where deliveries for the construction of the development are required, these deliveries shall be limited to after 9:30am and before 2:30pm to avoid conflict with school pedestrians walking to Bolton by Bowland Primary School and the associated increase in traffic during school start and finish times.

### Conditions

1. The development hereby permitted shall not be brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

**Reason:** To ensure the provision of adequate car parking on site and in the interests of highway safety.

2. No development shall take place, including any works of demolition or site clearance, until a Construction Method Statement 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.
- Wheel washing facilities.
- Delivery, demolition, and construction working hours.

The approved 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.

3. Deliveries to the approved development shall only be accepted between the hours of 9.30am and 2.30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

**Reason:** In the interest of highway safety.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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