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Your ref: 3/2025/0650
Our ref: 3/2025/0650/HDC/KW
Date: 17 September 2025

Location: Parsonage Farm Church Street Ribchester PR3 3YE
Proposal: Demolition of existing dwelling and erection of replacement dwelling with new gated entrance and associated planting
Grid Ref: 364308, 435054

Dear Kathryn Hughes

With regard to your consultation email dated 11 September 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

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 subject to the following conditions.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the demolition of the existing dwelling and the erection of a replacement dwelling with a new gated entrance and associated planting at Parsonage Farm, Church Street, Ribchester.

The LHA are aware of the recent planning applications for the site which are as follows:

- 3/2024/0764 - Prior approval under Class Q (a) and (b) for the proposed conversion of agricultural barn to one dwelling involving demolition of the attached portal frame building. Planning permission was granted on 9 January 2025.
- 3/2023/0825 - Proposed single-storey timber barn on a concrete base for livestock, feed and equipment. Planning permission was granted on 7 February 2024.
- 3/2023/0855 - Proposed two-storey extensions to front and rear, single storey extensions to rear and external alterations to materials and fenestration. Planning permission was refused on 5 January 2024.

Continued...



- 3/2023/0569 - Conversion of agricultural barn to two dwellings and conversion of agricultural outbuilding to annexe accommodation, construction of two double garages, creation of garden areas and landscaping. Relocation of agricultural track. Planning permission was refused 4 January 2024.

Site Access

The LHA are aware that the site will continue to utilise a private, unadopted access road located off Church Street, an unclassified road subject to a 30mph speed limit. The private access road currently serves Bridleway 3-35-BW37a, number of dwellings, the public car park, children's play area and playing fields.

The proposal includes a gate situated at the edge of the development. It is recommended that the gate be set back 5m into the site to avoid any conflict within the private road for those accessing the dwellings, which have been agreed under application 3/2024/0764.

Internal Layout

The LHA have reviewed drawing number 6908 P01, Rev A titled Proposed Site Plan and are aware that the parking arrangements for the dwelling comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The applicant is also retaining an existing garage and there is room to turn within the site, allowing for ingress and egress in forward gear.

Public Right of Way

Please note that there are Public Rights of Way's (BW0335037a) close to 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 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.

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.

Sustainable transport options

The applicant has advised that there is an existing electrical charging outlet which will be retained and provided for the proposed dwelling. Covered secure cycle storage can also be provided within the existing garage, which will ensure the availability of adequate cycle parking and the promotion of sustainable forms of transport.

Conditions and informative notes

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are 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.
- Arrangements for turning of vehicles within the site.
- 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.
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- 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.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the approved plans. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework.

Informative notes

- 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.
- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- 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.



- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh
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