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Your ref: 3/2025/0864
Our ref: 33/2025/0864/HDC/KW
Date: 15 December 2025

Location: Braeside Old Back Lane Wiswell
Proposal: Proposed infill rear extension and alterations to the fenestration and external appearance of the dwelling, including associated landscaping works.
Grid Ref: 374405 437391

Dear Ben Taylor

With regard to your consultation letter dated 1 December 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 and capacity 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) are in receipt of an application for the proposed infill rear extension and alterations to the fenestration and external appearance of the dwelling, including associated landscaping works at Braeside, Old Back Lane, Wiswell.

Site Access

The LHA has reviewed the Proposed Site Plan & Elevations drawing, A1.01, and note that the site will be accessed via a new access onto a private access road. The proposed access will be positioned centrally within the site, with the existing access sited on the eastern boundary of the site. The proposed access point is an improvement to the existing conditions, with the proposed access positioned in a way to provide more control over visibility in both directions. The application includes the addition of boundary walls and a gated access, which are set back to support a clearer line of sight. The access is an appropriate width to serve a dwelling, and the gates are set back 5m, which will allow vehicles to turn into the access before operating the gates, reducing conflict on the private access road.

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The private access road meets the highway maintained at public expense at Old Back Lane, an unclassified road with a speed limit of 30 mph fronting the site access.

Internal Layout

The LHA have reviewed the Proposed Site Plan & Elevations drawing A1.01 and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to manoeuvre within the site, allowing for ingress and egress in a forward gear.

Conditions

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).
 - 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. 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 and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.
3. The development hereby permitted shall not be occupied or 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.

Informative notes:

- 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.
- Vehicles must only access the site using a designated vehicular access point.
- 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.
- 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.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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