

Ribble Valley Borough Council  
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Lancashire  
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Your ref: 3/2025/0931  
Our ref: 3/2025/0931/HDC/KW  
Date: 13 January 2026

**Location:** 10 Peel Park Close Clitheroe BB7 1EX  
**Proposal:** Proposed demolition of garage and conservatory to create the space for a single-storey wrap-around extension and front porch.  
**Grid Ref:** 374607 441173

Dear Emily Pickup

With regard to your consultation dated 9 January 2026, 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 and capacity in the immediate vicinity of the site, subject to the following conditions being stated on any approval.

The Local Highway Authority (LHA) is in receipt of an application for the proposed demolition of a garage and conservatory to create space for a single-storey wrap-around extension and front porch at 10 Peel Park Close, Clitheroe.

The LHA are aware that the dwelling will continue to be accessed off Peel Park Close is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed the amended floor plans, drawing A1.4 A, and the proposed site plan, drawing A1.2 A. The proposal will not increase the number of bedrooms within the dwelling and off-street parking provisions will be retained, providing 2 off-street parking spaces, which is appropriate for the size and nature of the dwelling. As such, the LHA is of the opinion that the proposal will have a negligible impact on the surrounding highway network.

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

1. The parking area shall thereafter always remain available for the parking of vehicles associated with the dwelling. Parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose

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stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

**Reason:** To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.

2. 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 deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- 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.
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

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