

Development Control
Ribble Valley Borough Council

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 2026/0172
Our ref D3/2026/0172
Date 5th May 2026

Dear Sirs

F.A.O. Ben Taylor

Application no: 2026/0172

**Address: Land to the rear of Pimlico House Gisburn Road Gisburn
BB7 4ES**

**Proposal: Proposed erection of a detached dwelling with single
garage and store.**

With respect to this application Lancashire County Council Development Control team would not wish to object to the proposals.

The National Planning Policy Framework (NPPF) states that "*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*" (Paragraph 116). My detailed examination of this application, which included accident analysis, assessment of access design, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

It is noted that the existing footway crossing does not line up with the proposed garage location. A new footway crossing will be required to ensure that the footway is not damaged by the over running of vehicles.

This work will be best achieved by way of a Section 171 agreement under the Highways Act with Lancashire County Council.

Additionally, it is expected that a charging point for electric vehicles for the dwelling shall be included to promote sustainable modes of transport. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states: - charge points must have a minimum power

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PO Box 100, County Hall, Preston, PR1 0LD



rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.

Should you wish to support the application we would look for the following conditions and informative notes to be added to your decision notice.

Conditions

a) Construction Management Plan (CMP).

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:

- 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.
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway as a result 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.

Note: Construction Management Plan.

- 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.
- 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.

b) Hardstanding surface water drainage.



The surface water from the approved driveway/hardstanding/car park should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative Notes

1. This consent requires the construction, improvement, or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
 - a. (For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)
2. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
3. This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 123 6780.

Yours faithfully

Simon Hardie
Highway Development Control Officer

Highways Network Management
Highways and Transport
Lancashire County Council

