

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: development@lancashire.gov.uk
Your ref: 03.26.0605
Our ref: 03.26.0605
Date: 07.10.2026



For the attention of Emily Pickup

Planning Application No: 3/2026/0605 Grid Ref: 374155 442511
Proposal: Non material amendment to application 3/2024/0303 involving removal of windows, changes to boundary treatment and visibility splays.
Location: Hawthorne House Ribblesdale Avenue Clitheroe BB7 2HZ

The plans and information submitted have been viewed together with the history of the site 3.24.0303 and the following comments are made.

With reference to previous application 3.24.0303, comments as below, we are in receipt of the supporting statement Re: visibility splays, New drawing no. 7027 – S02C, Proposed Site Plan, submitted is acceptable as it shows the visibility is achievable, 2m x 25m for 20mph road.

Application no: 3/2024/0303 Site Access

The proposed dwelling will provide two accesses which will form an in, out formation. The entrance to the site will be provided off Ribblesdale Avenue, while the exit will be located off Knunck Knowles Drive, both unclassified roads subject to a 20mph speed limit.

The LHA have reviewed SPA drawing number 7027-S02A titled "Proposed Site Plan" and are satisfied with the proposed access arrangements. However, the LHA will condition that a revised visibility splay drawing is provided at the access located off Knunck Knowles Drive. This is because the visibility splay drawing is not drawn correctly, with the x axis, the setback distance, not being drawn from the edge of the footway. Therefore, the LHA will condition that a drawing is submitted showing that the proposed dwelling can provide visibility splays of 2m x 25m in both directions.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

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