

Ribble Valley Borough Council  
Housing & Development Control

Your ref 3/2022/0628  
Our ref D3.2022.0628  
Date 6<sup>th</sup> October 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0628**

Address: **Salesbury Memorial Hall and 93 Ribchester Road Clayton le Dale  
BB1 9HT**

Proposal: **New vehicular access and parking area within existing garden of 93 Ribchester Road. Increase width of vehicular access to Salesbury Memorial Hall from Ribchester Road including drop kerbs and footpath alterations.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

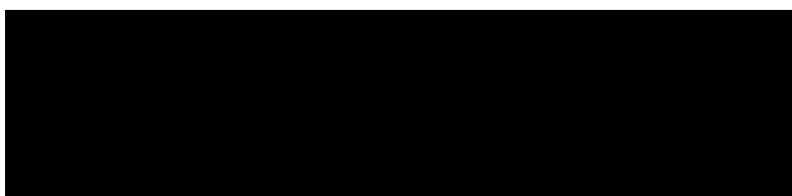
Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed erection of a new vehicular access to serve number 93 Ribchester Road and to extend the existing access at Salesbury Memorial Hall in Clayton le Dale.

The LHA previously responded to the application on 11th August 2022, requesting further information regarding both accesses' visibility splays.



Since then, the Agent has supplied drawing sheet number 3 of 4 drawing number 155003 titled "Proposed New Entrance," which will be reviewed below.

The LHA are aware of the recent planning history associated with the site, Salesbury Memorial Hall which will be listed below:

3/2014/0125- Proposed alterations to increase the width of the existing site entrance (Resubmission of application 3/2013/0704). Permitted 14/05/2014.

3/2013/0704- Proposed alterations to increase the width of the existing site entrance. Withdrawn 18/10/2013.

### **Site Access**

The LHA are aware that Salesbury Memorial Hall and number 93 Ribchester Road are located directly off Ribchester Road which is a B classified road subject to a 30mph speed limit.

It is worth noting that Salesbury Memorial Hall currently has an access which serves its car park. However, following the proposal the access is aiming to be extended while the dwelling number 93 Ribchester Road, which is located adjacent to the Hall, currently has no access which the proposal will rectify.

In any case, the LHA have reviewed drawing sheet number 3 of 4 drawing number 155003 titled "Proposed New Entrance," and are aware that the proposed access serving Salesbury Memorial Hall will be approximately 8.4m wide with a 11.75m dropped kerb serving the access, while the dwellings access will be 6.6m wide with a 7.2m dropped kerb. The LHA are aware that the access width for both of the uses comply with the LHAs guidance.

The LHA have further reviewed the drawing and are aware that the access serving the Salesbury Memorial Hall can provide visibility splays of 2.4m x 44m to the right and 2.4m x 43m to the left of the access. While the access serving number 93 Ribchester Road can provide visibility splays of 2m x 49m to the right and 2m x 65m to the left of the access. These visibility splays all comply with the LHAs guidance for a 30mph road and so have no objection to the proposal.

The LHA do, however, advise the Agent and Applicant that should the proposed access for either the dwelling or the Memorial Hall conflict with the gully, street sign or telegraph pole, they will need to be relocated which will be at the full cost of the Applicant. While the H bar located at Salesbury Memorial Halls access will have to be extended. These works can all be undertaken along with the extension to the access under a Section 278 agreement.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing sheet number 3 of 4 drawing number 155003 titled "Proposed New Entrance," have been implemented in full.

**REASON:** To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the access serving Salesbury Memorial Hall and vehicular visibility splays of 2 metres by 43 metres have been provided at the access serving number 93 Ribchester Road. These shall thereafter be permanently maintained with nothing within those splays higher than 0.9 metres above the level of the adjacent footway/verge/highway.

**REASON:** To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

**REASON:** To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. The surface water from the approved accesses 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.

### **Informatives**

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are

being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.

Yours faithfully



Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council