

Ribble Valley Borough Council
Housing & Development Control

[Redacted]
Your ref 3/2021/1283
Our ref D3.2021.1283
Date 25th January 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2021/1283**

Address: **2 Bushburn Drive Langho Lancashire BB6 8EZ**

Proposal: **New detached bungalow at the rear of the dwelling.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

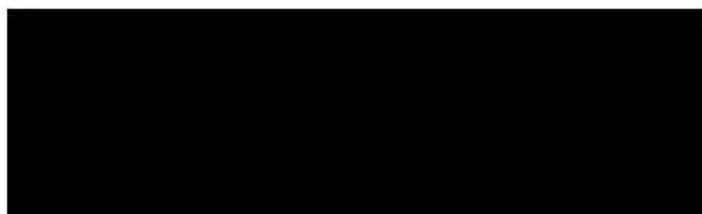
Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the erection of a detached bungalow in the garden of 2 Bushburn Drive, Langho.

Site Access

The LHA understands that the dwelling will be accessed off Moorland Road which is an unclassified road subject to a 20mph speed limit.



The LHA have reviewed Entwistle Design Services drawing number Site Plans 2 of 2 and are satisfied that the access width and the length of the driveway complies with the LHAs guidance.

However, the LHA are concerned that the proposed access may conflict with the existing telegraph pole located on the grass verge along Moorland Road. Therefore, to ensure that the telegraph pole does not conflict with the proposed access, the LHA require a drawing showing the location of the telegraph pole in relation to the access.

Should the access conflict with the telegraph pole, the Applicant should be aware that if its possible to relocate the telegraph pole they would be liable to the full cost of relocating it.

Alternatively, the Applicant could relocate the site access away from the telegraph pole which the LHA would advise to save on cost.

Furthermore, the LHA also require a visibility splay drawing showing that the access can provide minimum visibility splays of 2m x 25m in both directions, to ensure that the access complies with the LHAs guidance for a 20mph road.

Should the access not be able to achieve the minimum visibility, a speed survey should be submitted documenting the 85th percentile speeds in the vicinity of the proposed access.

Internal Layout

The LHA have reviewed Entwistle Design Services drawing number Site Plans 2 of 2 and are satisfied that the parking arrangements for the existing 3 bed dwelling and the proposed 2 bed dwelling complies with the parking guidance found in the Joint Lancashire Structure Plan.

Conclusion

The LHA require further information to fully assess the application.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council