



Ribble Valley Borough Council
Housing & Development Control

[Redacted]
Your ref 3/2021/1286
Our ref D3.2021.1286
Date 26th January 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2021/1286**

Address: **Land Adjacent to Mulgrave House Ribblesdale Avenue Clitheroe
BB7 2HZ**

Proposal: **Proposed erection of a detached dwelling, detached garage,
garden, landscaping works, new access and associated drive.**

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.

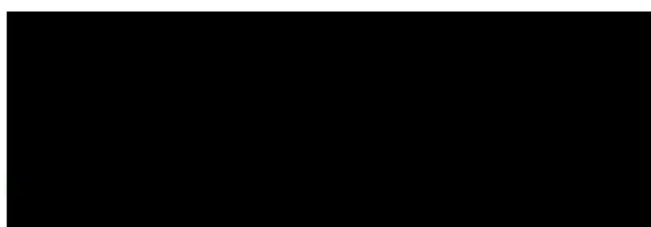
Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed
erection of a detached dwelling at the land adjacent to Mulgrave House, Ribblesdale
Avenue, Clitheroe.

Site Access

The LHA are aware that the proposed dwelling will be accessed off Knuck Knowles
Drive which is an unclassified road subject to a 30mph speed limit.



The LHA have reviewed RVA drawing number RA-02 titled "Proposed Site Plan" and understands that the site will be accessed via a dropped kerb measuring 4.7m in length. The width of the dropped kerb will be the same as the width of the site access which complies with the LHAs guidance for a single dwelling.

The LHA remind the Applicant that a dropped kerb application is required to be submitted and approved before works begin at the site with all the information found in the informative below.

The LHA will also condition that a visibility splay drawing is submitted showing that the site access can provide visibility splays of 2m x 43m in both directions to comply with the LHAs guidance for a 30mph road.

It is worth noting that the site will have a separate pedestrian access located off Ribblesdale Avenue. The LHA have no comments to make regarding the pedestrian access.

Highway Safety

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed RVA drawing number RA-02 titled "Proposed Site Plan" and are satisfied that the parking arrangements complies with the parking guidance found in the LHAs Joint Lancashire Structure Plan.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on RVA drawing number RA-02 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 metres by 43 metres have been provided at the site access. 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 parking and turning facilities have been implemented in accordance with RVA drawing number RA-02. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. 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)

Informative

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) 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>

(For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council