

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0065
Our ref: D3.2023.0065
Date: 14th February 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0065**

Address: **41 Dilworth Lane Longridge PR3 3ST**

Proposal: **Access to proposed single dwelling reduced in width and moved to the east to avoid telegraph pole and lamp post. Previous approval 3/2016/1201.**

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 reduction in width of an access at 41 Dilworth Lane, Longridge.

The LHA are aware of the most relevant planning history at the site with it being listed below:

3/2019/0575- Discharge of conditions 1 (commencement), 2 (approved plans), 3 (materials), 4 (tree impact assessment), 5 (landscaping), 6 (boundary treatment), 7 (levels), 8 (maintenance of visibility splay), 9 (construction method statement), 10 (use of

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Director of Highways and Transport
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garages), 11 (removal of pd) and 12 (obscure glazing) from planning permission 3/2016/1201. Permitted 04/07/2019.

3/2016/1201- Erection of a single two-storey dwelling. Resubmission of planning application 3/2016/0438. Permitted 18/04/2017.

Site Access

The LHA are aware that the dwelling, which is currently being constructed, will continue to be accessed off Dilworth Lane which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed SPA drawing number 4892-B03A titled "Proposed Site Plan, Visibility Splays and Building Regulation Notes" and are aware that the new access will be 3.5m wide, which complies with the LHAs guidance.

However, even though the access was previously approved under application reference 3/2016/1201 and conflicted with the streetlight and telegraph pole, the LHA are aware that the telegraph pole is still only approximately 0.3m from the access, as shown on SPA drawing number 4892-B03A. Therefore, the LHA inform the Applicant and Agent that the telegraph pole may need to be relocated which will be at the full cost of the Applicant. The telecommunications company who own the telegraph pole, need to be contacted as soon as possible to resolve this issue to ensure that the distance between the access and the telegraph pole is adequate.

Furthermore, the LHA have reviewed SPA drawing number 4892-B03A and are aware that the drawing shows that the access can provide visibility splays of 2m x 43m in both directions. However, when application reference 3/2016/1201 was permitted, the LHA requested that visibility splays of 2m x 59m were provided in both directions due to there being a speed survey which was conducted in 2013 showing that the 85th percentile speeds were around 39mph.

Therefore, since the previous approval of the access were granted on the basis that the site could achieve visibility splays of 2m x 59m in both directions, the LHA will request that these are provided before the application gets permitted. This is because the current visibility splay to the right of the access, as shown on SPA drawing number 4892-B03A, currently overlooks third party land which the Applicant does not control. As a result of this, to ensure that the amended access can provide similar levels of visibility as the approved without overlooking third party land, the LHA request that a visibility splay drawing with the amended splays is provided.

Internal Layout

The LHA have reviewed SPA drawing number 4892-B03A and the other supporting documents and are aware that the number of bedrooms and the parking arrangements at the site will remain unaltered. Therefore, the LHA have no comments to make regarding the internal layout at the site.



Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

