

Ribble Valley Borough Council  
Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2019/0763  
Our ref 10<sup>th</sup> September 2019  
Date

Dear Sir / Madam

Application no: 3/2019/0763

Address: Land off Ribblesdale View , Chatburn  
Proposal Variation of Conditions

The proposal seeks to amend the wording of a number of conditions relating to the planning permission granted for app 3/2018/1179. Of interest to the highway authority are conditions 12 and 14.

Condition 12 relates to the Ribblesdale View frontage and seeks to delay compliance from ' prior to commencement' to 'prior to occupation'. This would not be acceptable. The visibility concerns would extend to construction traffic attending the site and should therefore be completed prior to commencement.

Condition 14 relates to the highway works and similar to the above and seeks to delay compliance from ' prior to commencement' to 'prior to occupation'. Whilst it is not the intention of the applicant to have the estate road adopted , the highway authority would need to be satisfied that its connection onto the adopted highway is completed to the correct standard before the site is accessed by construction vehicles and suitable, post completion, for access to the dwellings on the estate. Consequently the revised wording of the condition would not be acceptable.

Yours faithfully

**Dave Bloomer**

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council

Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

**Highways & Transport  
Lancashire County Council**