

Development Control  
Ribbles Valley Borough Council

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Your ref: 21.0951  
Our ref: D3.21.0951  
Date: 29<sup>th</sup> November 2021

**App no: 21.0951**

**Address: Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe**

**Proposal: Discharge of Conditions 30 (Play Space Management Plan), Condition 54 (Footpath and Cycle Way), Condition 58 (Road Drainage, Fire Hydrants, Hard Landscaping, Footpath and Cycle Linkages), Condition 59 (Bus Stops) from planning permission 3/2015/0895 as updated by non-material amendment 3/2016/0939**

This application seeks to discharge conditions for phase 2, 3 and 4.

#### **Condition 54**

*No part or phase of the development shall begin until full details of the footpath and cycle way accesses from beyond the site (including a timetable for implementation) relating to such part have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details and timetable*

Cycle route plan shows the route through phases 2, 3 and 4. The route will be constructed over a 36 month period.

There is no objection to the discharge of this condition.

#### **Condition 58**

*No part or phase of the development shall be commenced until the following details, relating to such part or phase have been submitted to and approved in writing by the Local Planning Authority:*

- A. any proposed access road(s) detailing the levels of the proposed roads including details of horizontal, vertical alignment and drainage (to an adoptable standard);*
- B. a scheme for the provision of fire hydrants, to be served by mains water supply, and a timetable for their installation;*

**Phil Durnell**

Director of Highways and Transport  
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*C. details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;*

*D. full details of all footpath and cycle linkages relating to such part of phase (including a timetable for implementation).*

*The development shall be carried out in strict accordance with the approved details and all works shall be implemented in accordance with the approved details and timetable(s) unless otherwise agreed in writing with the Local Planning Authority*

We would request that the trees and verge on both sides of the spine road are located at the back of the footway rather than between the footway and carriageway. This is to minimise the detrimental impact on the highway whilst keeping the aesthetic and environmental benefit of the vegetation within the street scene.

There will need to be controlled crossing points (zebra crossings) close to both pairs of bus stops and in the vicinity of the school and shop to assist pedestrians across the spine road.

We can agree the technical details under the S38/278 agreements.

#### **Condition 59**

*Development shall not be commenced for any part or phase until full details of the proposed bus stops have been submitted to and approved in writing by the Local Planning Authority.*

The two pairs of bus stops shown on the drawing are acceptable. A temporary bus turning circle needs to be constructed south of the bus stops to allow the service to be diverted into the site, please submit a plan and timetable for the implementation.

As the development progresses the turning circle will need relocating to the southerly side of the most southern bus stops. This will be required until the through route is provided when the bus turning facilities will no longer be required.

Kelly Holt  
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