

Development Control
Ribble Valley Borough Council

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Your ref: 21.1059
Our ref: D3.21.1059
Date: 29th November 2021

App no: 21.1059

Address: Former Waste Water Treatment Works Whalley Road Barrow

Proposal: Proposed 2 new 3 bedroom detached dwellings with detached double garages, associated services and landscaping. Following Permission in Principle application 3/2020/0938 and planning appeal APP/T2350/W/21/326916

The application seeks technical details consent for 3 new dwellings with access on Blackthorn Drive, Barrow.

LCC Highways raised no objection to the original permission in principle application and the appeal decision makes no reference to highway related matters.

Construction traffic

A plan is submitted and I would request that this is adhered to throughout the construction period.

Site access

Please provide road construction details including surface water drainage and street lighting. I would request that the road is paved, drained, and lit prior to the occupation of any dwelling.

I have provided an extract from the Blackthorn Drive road adoption plan which shows the extent of the area to be adopted by LCC. This includes a turning head whereby the refuse vehicle will make a turn. It will be necessary for the residents to move their waste on collection days to the turning head for the operators and to return them thereafter.

Parking

Plot 1 and 2 are 3 bedroom dwellings with large double garages and driveways. This is acceptable. An electric vehicle charging point is required at each dwelling.

Phil Durnell

Director of Highways and Transport
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

I would request a condition to ensure that the garages and driveway parking and EV charging points are provided prior to the first occupation of any dwelling.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
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