

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref 3/2021/1127  
Our ref D3.2021.1127  
Date 6<sup>th</sup> January 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1127**

Address: **Pack Horse Garage Mellor Brow Mellor**

Proposal: **Variation of Condition 15 (approved plans) from planning consent 3/2016/0282 to allow alterations to retaining walls in the car park.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **Objection**

Objection to Variation of Condition 15.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the Variation of Condition 15 (Plans) of planning permission 3/2016/0282. The proposed change is to allow alterations to the retaining walls in the approved car park for the 9 apartments.

#### **Condition 15**

*" This renewal permission shall relate to the drawings originally approved for application 3/2007/0136/P (ie WRW/10a, 11, 12, 13, 14a and 15b).*

*REASON: For the avoidance of doubt and to ensure compliance with the submitted plans."*

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

**Highway Comments:**

The LHA are aware that the 9 apartments approved under application reference 3/2013/0306, are served off an unadopted, private track. Therefore, the LHA have no objection to the alterations to the retaining walls in the approved car park.

However, the LHA do require further information and so object against the alterations to the retaining wall fronting the adopted public highway on Mellor Brow to the left of the access.

For the LHA to support the alteration to this retaining wall fronting the public highway, the LHA require a cross-section and an elevation drawing of the proposed retaining wall to see whether the levels between the public highway and the retaining wall have changed.

The LHA also require information regarding the height of the retaining wall. This should be shown on the elevation drawing.

Therefore, the LHA are unable to fully assess the application until this further information is submitted.

The LHA do advise that any alteration to the retaining wall will be subject to a Section 278 agreement due to the wall being adjacent to the adopted highway.

Yours faithfully

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