

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0400
Our ref D3.2022.0400
Date 24th May 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0400**

Address: **Land off Elker Lane Billington BB7 9YB**

Proposal: **Variation of Condition 2 (Plans) of planning permission 3/2014/0801. Owing to post completion issues with ponding and standing water, a section of swale has been replaced with pipework as a remediation solution.**

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

Summary

No Objection

No Objection to Variation of Condition 2.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a variation of condition application for Condition 2 (Approved Plans) of planning permission 3/2014/0801 at the land off Elker Lane, Billington.

The permitted application was for the erection of 19 2-bed apartments for the over 55s and a 120 place childrens day nursery.

Condition 2

" This permission shall be implemented in accordance with the proposal as detailed on drawings ELKER/01Dwg03 REVA- proposed plans and elevations; ELKER/01Dwg05 REVA- proposed car parking; 805/A/000- site location plan;

Phil Durnell

Director of highways and Transport
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805/A/000 REV1 (received on 29 October 2014)- proposed site plan; 805/A/002 REVB- ground floor plan; 805/A/003 REVB- first floor plan; 805/A/005 REVA- proposed roof plan; 805/A/006 REVA 2B3P- apartment type 1; 805/A/007 REVA 2B2P- apartment type 2; 805/A/008 REVC- proposed elevations; 805/A/009 REVB- proposed elevations; 805/A/010 REVC- proposed elevations; 805/A/011- proposed street elevations; 805/A/012- apartment car park layout; 805/A/013- 2B3P apartment type 3; 805/A/014- existing site plan; 310403- planting plan one of three; 310404/04- planting plan two of three; 3104/05- planting one three of three; 3104/01- landscape layout."

Highway Comments:

The LHA have reviewed the revised plans and have no objection to the variation of the plans. This is because the variation of condition, which is to amend the drainage strategy at the site, will not impact upon the public highway.

Yours faithfully

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