

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0975
Our ref: D3.2022.0975
Date: 10th November 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0975**

Address: **17 Clitheroe Road Whalley Lancashire BB7 9AA**

Proposal: **Variation of Condition 2 (Plans) to retain garage and build a smaller extension and remove Condition 6 (Drainage) of planning application 3/2013/0584.**

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 and Discharge of Condition 6.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a variation of conditions application to vary Condition 2 (plans) and discharge Condition 6 (Drainage) from planning application 3/2013/0584, which was to erect an extension to the existing dwelling and demolish and convert the existing garage into a swimming pool at 17 Clitheroe Road, Whalley.

Condition 2

"The permission shall relate to the development as shown on Plan Reference:

Proposed Elevations of the Swimming Pool and Floor Plan - DRG NO: P308_002P1 Rev P2 (Amended Plan Received 14th August 2013).

Current & Proposed Elevations of the House - DRG NO: P308_003 P1 Rev PG.

Current and Proposed Floor Plans of the House - DRG NO: P308_004 P1 Rev PG.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



Current and Proposed Roof Plans of the House - DRG NO: P308_005 P1 Rev PG

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans."

Highway Comments:

The LHA have reviewed the amended plans and are aware that the Applicant does not want to demolish the existing garage but wants to instead extend it. The LHA have reviewed the plan and have no objection to the variation of condition.

Condition 6

"Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of domestic foul, domestic surface water and discharges from the swimming pool has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul. Any discharge from the swimming pool draining to the public foul or combined sewer must be restricted to a maximum pass forward flow of 5l/s. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission)."

Highway Comments:

The LHA have reviewed the drainage strategy for the proposal and have no comments to make, with none of the drains from the proposal connecting to a highway gully or drain.

Yours faithfully

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

