

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref: 3/2023/0086  
Our ref: D3.2023.0086  
Date: 2<sup>nd</sup> March 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0086**

Address: **Talbot Hotel 5 Talbot Street Chipping PR3 2QE**

Proposal: **Variation of Condition 5, 12, 13, 15, 19, 20 of Listed Building Consent 3/2022/0278. To allow the Talbot Pub and Barn to be developed separately by different parties.**

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 13.

#### **No comments**

No comments to Variation of Condition 5, 12,15, 19 and 20

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

The Local Highway Authority (LHA) are in receipt of a variation of conditions application to vary the wording of conditions 5, 12, 13, 15, 19, 20 of listed building application 3/2022/0278 to allow the Talbot Pub and Barn to be developed separately by different parties.

The approved application was to convert the public house into one dwelling and a holiday let and convert the adjacent barn into 3 dwellings at the site.

Since the application is just to vary the wording of the conditions, to allow different parties to develop the Talbot Pub and Barn, the LHA have no objection to the variation of the conditions.

#### **Lancashire County Council**

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



Yours faithfully

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

