

Development Control
Ribble Valley Borough Council

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Your ref: 23.0160
Our ref: D3.23.0160
Date: 10th March 2023

App no: 23.0160

Address: Parcel 4 Land to the west of Malt Kiln Brow Chipping

Proposal: Variation of condition 1 (plans) of reserved matters approval 3/2019/0132 to amend the proposed levels and realign the drive serving the four approved dwellings

The submitted documents and plans have been reviewed and the following comments are made.

The amended plans include the removal of the footway alongside the estate road at the junction of Malt Kiln Brow. This is not supported as pedestrians will not have a safe refuge to stand whilst vehicles manoeuvre at the junction.

The amended road alignment steepens the gradient to 1:10 over the whole length and provides a very steep transition at the junction of Malt Kiln Brow. This is not supported as it is likely to provide insufficient ground clearance for large vehicles and be too steep for pedestrians with mobility issues or pedestrians pushing prams.

The previous alignment provided a maximum gradient of 1:12 with a flatter transition to the junction which was considered acceptable.

The Highway Authority would raise an objection to the variation of plans as this would not provide a safe and suitable access.

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