

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0302  
Our ref: D3.2023.0302  
Date: 17<sup>th</sup> May 2023

FAO Lyndsey Hayes

Dear Sir/Madam

Application no: **3/2023/0302**

Address: **Land to rear of Malt Kiln House Malt Kiln Brow Chipping PR3 2GP**

Proposal: **Approval of details reserved by conditions 8b(i) (Details of internal road construction); 8b(ii) (Management and maintenance of internal roads); 17 (Surface Water from car park) of planning permission 3/2022/0568.**

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

### **Summary**

#### **Objection**

Objection to Discharge of Condition 8b(i) and 17.

#### **No Objection**

No Objection to Discharge of Condition 8b(ii).

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 8b(i) (Details of internal road construction); 8b(ii) (Management and maintenance of internal roads) and 17 (Surface Water from car park) of planning permission 3/2022/0568. The approved application was to erect four dwellings at the land to the rear of Malt Kiln House, Malt Kiln Brow, Chipping.

#### **Lancashire County Council**

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



**Condition 8b (i)**

*"In the event that the internal estate road is not proposed for adoption by the Local Highway Authority then:-*

*(i) Details of road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to and approved in writing by the Local Planning Authority and the new estate road(s) shall be constructed in accordance with the approved details prior to first occupation of any dwelling."*

*REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative; to ensure that any private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services satisfactory access; and to ensure that adequate management arrangements are in place in the form of a management company. "*

**Highway Comments:**

The LHA have reviewed Hodson Homes drawing number MKB/P07 Rev C titled "S278 Highway Works- General Arrangement" and require further information regarding the drainage strategy at the site.

The LHA are also aware as part of the construction of the road, the adjacent watercourse will need to be culverted. For this to occur, the Developer requires Land Drainage Consent from the Lead Local Flood Authority. Please contact [suds@lancashire.gov.uk](mailto:suds@lancashire.gov.uk) for more information or visit <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse> for information on the application process and the relevant forms which need to be completed before any works commence.

**Condition 8b (ii)**

*"In the event that the internal estate road is not proposed for adoption by the Local Highway Authority then:-*

*ii) Details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved in writing by the Local Planning Authority and the estate road shall thereafter be maintained in accordance approved management and maintenance details.*

*REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative; to ensure that any private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services satisfactory access; and to ensure that adequate management arrangements are in place in the form of a management company. "*

**Highway Comments:**

The LHA have reviewed the provided Residential Maintenance and Management Plan and have no objection to the discharge of condition.

**Condition 17**

*"The surface water from the approved car park should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the car park drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.*

*REASON: In the interest of highway safety to prevent water from discharging onto the public highway."*

**Highway Comments:**

The LHA have reviewed Hodson Homes drawing number MKB/P03 Rev E titled "Traffic Management Plan" and require further information regarding where the parking area will drain to. Should the parking drain to the adjacent watercourse, the Developer is again required to gain Land Drainage Consent from the Lead Local Flood Authority. Please contact [suds@lancashire.gov.uk](mailto:suds@lancashire.gov.uk) for more information or information on the application process and relevant forms can be found at <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>.

Yours faithfully

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

