

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref: 3/2023/0302  
Our ref: D3.2023.0302  
Date: 6<sup>th</sup> November 2023

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

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

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, further to our original comments dated 17<sup>th</sup> May 2023.

There is no objection to conditions 8b(i), 8b(ii) and 17.

**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. "*

**Condition 8b (ii)**

**Lancashire County Council**

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



*"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. "*

**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."*

Yours faithfully

Kelly Holt  
Highway Development Control  
Highways and Transport  
Lancashire County Council

