

Development Control
Ribbles Valley Borough Council

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Your ref: 23.0581
Our ref: D3.23.0581
Date: 11th September 2023

App no: 23.0581

Address: Tanner House Farm Higher Ramsgreave Road Ramsgreave

Proposal: Approval of details reserved by conditions 3 (Ground Levels) and 7 (Drainage Strategy) of planning permission 3/2021/1168

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

Condition 3 - Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height in relation to adjacent land

The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality.

The Highway Authority notes that the site access will be at a gradient of 1:10 due to the topography, which is the steepest that we would expect to see.

There are no further comments on this condition.

Condition 7 - The surface water from the development hereby approved should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the 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

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



The surface water from the site access will be collected with an aco style drainage channel which discharges to a soakaway in the field.

There is no objection to the discharge of this condition.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

