

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0584  
Our ref: D3.2023.0584  
Date: 11<sup>th</sup> August 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0584**

Address: **74 Higher Road Longridge PR3 3SY and land to the rear.**

Proposal: **Application for outline consent for demolition of 74 Higher Road and construction of up to 123 houses on land to the rear, including access pursuant to variation of condition 12 (pedestrian and vehicular access) from planning permission 3/2016/1082 granted on appeal.**

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 12.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a variation of condition application to vary condition 12 (pedestrian and vehicular access) from planning permission 3/2016/1082 granted on appeal. The approved application was to erect 123 dwellings at 74 Higher Road, Longridge and the land to the rear.

#### **Condition 12**

*"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 a scheme for the construction of the pedestrian and vehicular site accesses, together with a retaining structure adjacent to the site access, has been*



*submitted to, and approved in writing by the local planning authority in consultation with the Highway Authority. The development shall be carried out in strict accordance with the approved details prior to the first occupation of any dwelling.*

*For the avoidance of doubt, the submitted details shall also include the precise nature and design of all pedestrian/cycleway accesses into and out of the site including details of their interface with existing pedestrian/cycle routes or networks."*

**Highway comments:**

The Developer has applied for a variation of condition because they want to demolish the existing dwelling and the garage as soon as possible but the current pre-commencement conditions do not allow this to occur. But the LHA have no objection to the dwelling and garage being demolished before everything else is agreed with all the other associated work not starting until all the details are agreed with the relevant authorities. Therefore, the LHA have no objection to the variation of condition.

Yours faithfully

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

