

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0785
Our ref: D3.2023.0785
Date: 10th November 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0785**

Address: **53 to 57 Berry Lane Longridge PR3 3NH**

Proposal: **Approval of details reserved by condition 6 (refuse collection) of planning permission 3/2023/0055.**

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 6.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge condition 6 (Refuse Collection) from planning permission 3/2023/0055. The approved application was a change of use of a retail unit to a Hot Food Takeaway at 53 to 57 Berry Lane, Longridge.

Condition 6

" Prior to the use hereby approved first becoming operational details of how commercial refuse and waste to the rear of the premises shall be collected shall be submitted to and approved in writing by the Local Planning Authority.

The agreed details shall be implemented and retained as such thereafter.



Reason: To ensure the development provides adequate provision for the storage and collection of commercial waste."

Highway Comments:

The LHA have reviewed the Refuse Management Plan provided by the Planning Consultant and object to the discharge of condition. This is because refuse collection is proposed to be collected from Berry Lane. This will mean that staff members will have to move the bins from the bin storage area located at the rear of the unit along Warwick Street to Berry Lane, where the bins will then be stored on the footway until they have been collected.

The LHA are unable to accept this because the bins will obstruct the use of the footway which could compromise pedestrian safety in a centralised location which experiences high pedestrian flows. This could be for a prolonged period throughout the day and this will occur three times a week, as stated within the Refuse Management Plan.

To make refuse collection acceptable, the LHA require refuse vehicles to service the unit from Warwick Street. Refuse operatives can then access the bin storage area which is provided along Warwick Street, at the rear of the building. This will prevent any obstruction to the footways provided along the adopted highway. Therefore, a revised Refuse Management Plan is required to support the discharge of condition application.

The revised Refuse Management Plan should also state the time that waste will be collected and should comply with Condition 5 of planning application 3/2023/0055, which restricts delivery and servicing hours as agreed in the submitted Servicing and Delivery Management Plan (June 2023).

Yours faithfully

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

