

Development Control
Ribble Valley Borough Council

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Your ref: 23.0892
Our ref: D3.23.0892
Date: 27th November 2023

App no: 23.0892

Address: Phynis Farm Catlow Road Slaidburn

Proposal: Approval of details reserved by condition 15 (scheme for the construction of off-site highway works) of planning permission 3/2023/0056.

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

Condition 15 - No part of the development hereby approved shall commence until a scheme for the construction of the off-site works (setback of the retaining wall to the North of the existing access) of highway mitigation has been submitted to, and approved by, the Local Planning Authority. The approved works shall be carried out in accordance with the approved details prior to first occupation of any dwelling hereby approved.

There are insufficient details submitted to allow the discharge of this condition. We would request that details of the wall and any retaining structure details including future ownership and maintenance, details of the construction of the new carriageway to LCC specification are submitted. The applicant should make contact with Lancashire County Council to progress the S278 agreement for these works. No works should commence prior to the signing of the agreement.

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