

Development Control
Ribbles Valley Borough Council

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Your ref: 23.0953
Our ref: D3.23.0953
Date: 13th December 2023

App no: 23.0953

Address: Old Row Whalley Road Barrow

**Proposal: Discharge of condition no. 11 (detailed site access arrangements)
from planning permission 3/2023/0153**

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

Condition 11 - Within six months of the granting of planning permission details of the access arrangements for the site shall have been submitted to and approved in writing by the Local Planning Authority. The approved access arrangements shall be implemented prior to first use of the care home development or occupation of any dwelling hereby permitted, whichever is the sooner.

The submitted drawing has insufficient detail to enable the discharge of this condition. The site access layout does not reflect the approved layout with the footway on the southern side being significantly narrower in width than the northern side.

The developer should make contact with Lancashire County Council to progress the S278 agreement so that the detail of the design can be agreed. This should be done in conjunction with the off-site highway works stated under condition 12.

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