

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2024/0042
Our ref: D3.2024.0042
Date: 11th March 2024

FAO Lyndsey Hayes

Dear Sir/Madam

Application no: **3/2024/0042**

Address: **Land west of Preston Road Longridge PR3 3BE**

Proposal: **Approval of details reserved by conditions 6 (road adoption), 10 (surface water drainage scheme), 11 (surface water drainage operation and maintenance) , 12 (surface water drainage verification report), 13 (details of play equipment), 14 (protected species licence), 17 (electric vehicle charging points), 18 (external levels and finished floor levels), 21 (boundary treatments) and 22 (biodiversity enhancement) of planning permission 3/2023/0100.**

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 17.

No Objection

Objection to Discharge of Condition 6.

No Comments

No Comments to Discharge of Conditions 10, 11, 12, 13, 14, 18, 21 and 22.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on a discharge of condition application to discharge conditions 6 (road adoption), 10 (surface water drainage scheme), 11 (surface water drainage operation and maintenance) , 12 (surface water



drainage verification report), 13 (details of play equipment), 14 (protected species licence), 17 (electric vehicle charging points), 18 (external levels and finished floor levels), 21 (boundary treatments) and 22 (biodiversity enhancement) of planning permission 3/2023/0100. The approved application was for a residential development of 91 units at the land west of Preston Road, Longridge.

The LHA have no comments to make regarding Conditions 10, 11, 12, 13, 14, 18, 21 and 22, with the conditions not being highway related.

Condition 6

"Prior to the first occupation of any dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways within the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for adoption by the Local Highway Authority and any areas proposed for private management.

Should the plan required as per the above show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

Should the plan required as per the above show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

Reason: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company."

Highway Comments:

The LHA have reviewed the supporting documents and have no objection to the discharge of condition with the Section 38 Agreement being at an advanced stage.

Condition 17

" Prior to the first occupation of any dwelling hereby approved details of the provision of electric vehicle charging points within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. These shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.

Reason: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions."



Highway Comments:

The LHA have reviewed drawing number PL01 Rev F titled "Planning Layout- Replan" and currently, as presented, object to the discharge of condition. This is because, as shown on the drawing, Plots 167, 197 and 267 have no access to an electric vehicle charging point. While the charging points for Plots 169, 251 and 255 are located a considerable distance away from their individual driveways. Therefore, the LHA require a revised plan to be submitted showing that each Plot has access to an electric vehicle charging point and they are located in close proximity to each Plots driveway.

Yours faithfully

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

