

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2024/0395  
Our ref: D3.2024.03895  
Date: 14<sup>th</sup> June 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2024/0395**

Address: **Land east of Chipping Lane Longridge**

Proposal: **Approval of details reserved by conditions 5 (cycle storage), 12 (SW drainage), 13 (water mains), 14 (hard and soft landscaping), 17 (construction SW management plan) and 18 (operation and maintenance manual) from planning permission 3/2021/1134.**

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 Discharge of Condition 5.

#### **No Comments**

No Comments to Discharge of Conditions 12, 13, 14, 17 and 18.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to discharge conditions 5 (cycle storage), 12 (SW drainage), 13 (water mains), 14 (hard and soft landscaping), 17 (construction SW management plan) and 18 (operation and maintenance manual) from planning permission 3/2021/1134. The approved application was a variation of condition to provide a 're-plan area' within Phases 2 and 3 which included plot substitutions and an increase in the number of dwellings from 42 to 47, associated with the Barratt Homes development at the land east of Chipping Lane, Longridge.



The LHA have no comments to make regarding discharge of conditions 12, 13, 14, 17 and 18 with these not being highway related.

**Condition 5**

*" Prior to first occupation each dwelling shall have a secure cycle store at a ratio of 1 cycle space per bedroom details of which shall have been provided to and approved in writing by the local planning authority.*

*The approved cycle stores shall be retained in perpetuity.*

*REASON: In the interests of supporting sustainable travel".*

**Highway Comments:**

The LHA have reviewed the Barratt Homes drawing number 459-PL06 Rev F titled "Phase 2/3 Planning Layout" and note that suitable cycle storage facilities have been provided for the 47 dwellings in question. Therefore, the LHA have no objection to the discharge of condition.

Yours faithfully

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

