

Development Control  
Ribble Valley Borough Council

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Your ref: 24.0726  
Our ref: D3.24.0726  
Date: 4<sup>th</sup> March 2025

**App no: 24.0726**

**Address: Shackletons Garden Centre Clitheroe Road Chatburn**

**Proposal: Approval of details reserved by conditions 4 (construction management/method), 5 (site access and off site works of highway mitigation), 11 (car park surface water drainage), 17 (surface water drainage) and 18 (surface water and pollution prevention) on planning permission 3/2020/0911.**

Further to our comments dated the 11<sup>th</sup> October 2024, the submitted documents and plans have been reviewed and the following comments are made.

3/2020/0911 - Proposed two-storey extension to rear and re-modelling of home and garden centre, including additional indoor and outdoor retail space and increased cafe area and play area.

#### **4 Construction management**

There is no objection to the discharge of this condition.

#### **5 Site access and off site highway works**

There is no objection to the discharge of this condition.

#### **11 Car park surface water drainage**

There is no objection to the discharge of this condition.

#### **17 Surface water drainage**

We have previously raised concerns regarding the proposal due to the long history of flooding of the highway on Clitheroe Road and a known issue with the culvert which lies beneath third party land and is causing the system to silt up and flood the highway. We have previously investigated this and highlighted an issue on third party land and we have advised the land owner accordingly. We do not intend to undertake any further investigation.



We note that the culvert issue is located outside of the applicants ownership and we would recommend that the developer contacts the riparian landowner of the culvert and requests that the collapse is repaired to ensure the free flow of water to the outfall.

Currently the roofwater from Shackletons is being diverted onto the highway on Worston Road and we note that this will cease with this proposal which is considered necessary.

There is no objection to the discharge of this condition.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
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