

Development Control
Ribble Valley Borough Council

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Your ref: 24.0726
Our ref: D3.24.0726
Date: 11th October 2024

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.

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

We would request that this condition is not discharged until the surface water drainage has been resolved.

11 Car park surface water drainage

We would request that this condition is not discharged until the surface water drainage has been resolved.

17 Surface water drainage

Following a long history of flooding of the highway on Clitheroe Road, in 2021 Lancashire County Council carried out an investigation and identified a blockage 5m north of manhole EX4 (manhole reference taken from drawing 'Reid Jones Partnership 10301-101-P5 Proposed Drainage GA Sheet 1 of 2'). Manhole EX4 was



full of silt. The blockage lies beneath third party land and is causing the system to silt up and flood the highway.

The site was visited again in June 2023 but the manhole EX4 was unable to be accessed due to a parked car, there was water bubbling up from the concrete yard and it was anticipated that the same problem was evident.

The surface water drainage from the site will be connected into this system.

Further evidence is needed to demonstrate, that these systems are in a sufficient condition and have sufficient capacity to accept the runoff generated by the proposed development, without resulting in an increased risk of flooding the highway.

If the previously identified blockage has not been rectified, then the proposal is likely to result in an increased risk of flooding to the highway which the Highway Authority would raise an objection to on highway safety grounds.

We would request that this condition is not discharged until the surface water drainage has been resolved.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
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