

Development Control
Ribbles Valley Borough Council

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Your ref: 24.0996
Our ref: D3.24.0996
Date: 16th December 2024

App no: 24.0996

Address: 98 Ribchester Road and land adj 94 Ribchester Road Clayton-Le-Dale

Proposal: Approval of details reserved by conditions 4 (Construction Management Plan), 5 (site access and off-site works), 9 (SW drainage), 12 (drainage scheme) and 14 (landscaping) of planning application 3/2024/0302.

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

3/2024/0302 - Proposed demolition of existing dwelling (98 Ribchester Road) and construction of one replacement detached two-storey dwelling (self build) with attached single garage and solar panels to front roof slope, with creation of new shared access for 98 and 94 Ribchester Road

Condition 4 – There is no objection to the discharge of this condition.

Condition 5 - No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works, namely a scheme which should tie into the site access and should include a kerb line/ edge restraint from the access to 94 Ribchester Road, have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to first occupation of the dwelling.

There is no objection to the discharge of this condition. The S278 agreement is progressing between the developer and Lancashire County Council.

Condition 9 - The surface water from the approved access, parking and turning areas shall be collected within the site and drained to a suitable internal outfall within the site boundary or constructed in porous materials. The scheme shall be implemented and thereafter retained in accordance with the above details prior to occupation of the dwelling.

Ribchester Road is higher than the proposed access and driveway. Run-off of surface water from the highway to the site will be dealt with as part of the S278 process.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



There is no objection to the discharge of this condition.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
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