

Ribble Valley Borough Council

Phone: [REDACTED]

Email: [REDACTED]

Your ref: 25.0532

Our ref: D3.25.0532

Date: 4th August 2025

App no: 25.0532

Address: Barrowbridge House Club Street Barrow

Proposal: Approval of details reserved by conditions 3 (Materials), 4 (Boundary Treatments), 5 (Refuse), 9 (Construction Method Statement), 10 (Maintenance Plan) on Technical Details 3/2024/0990

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

History

3/2024/0990 - Technical details following permission in principle application (3/2023/0989) for residential development comprising 4 dwellings.

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

Condition 5 Refuse storage and collection strategy – There is a bin collection point shown on drawing 161-10B adjacent to the estate road in front of plot 1. The area must be suitably sized to store a minimum of 8 bins, potentially more if each plot has more than 2 bins each.

The applicant states that the residents will move their bins here on collection day and the operatives will take the bins to the wagon which reverses down Club Street. This will need to be confirmed by Ribble Valley Waste team as being acceptable.

Subject to the size of the collection point being suitably sized and confirmation from the waste collection team, there is no objection to the discharge of this condition.

Condition 9 CMS - There is no objection to the discharge of this condition.

Condition 10 Maintenance – Further details are requested to set out the details of the maintenance company to be established and the infrastructure maintenance schedule and timetable of inspection. This should include the road surface, surface water system and street lighting. It is noted that street lighting is not being proposed at the site however this is not considered acceptable.

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