

Ribble Valley Borough Council

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Your ref: 25.0532

Our ref: D3.25.0532

Date: 5th September 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

Further to the original comments dated 4th August 2025, the additional submitted documents 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.

The applicant confirms that the collection point will be suitably sized to accommodate the bins.

Subject to this being acceptable to the Ribble Valley Refuse 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 – There is no objection to the discharge of this condition subject to the details being implemented as outlined in the additional supporting statement dated 18th August. It is noted that street lighting is not being proposed at the site however this is not considered acceptable.

Condition 11 – Estate Road specification

The applicant confirms that no street lighting will be provided and we would reiterate that this is not considered acceptable.

Subject to the lighting being addressed, there is no objection to the discharge of this condition.

Kelly Holt
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