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Your ref: 3/2025/0545
Our ref: 3/2025/0545/HDC/KW
Date: 30 July 2025

Location: Ravenscourt Neville Street Longridge PR3 3FD
Proposal: Approval of details reserved by conditions 5 (Solar Panels), 8 (External Lighting), 9 (Boundary Treatments), 12 (Access and Off-site Works), 17 (Landscaping) on planning permission 3/2023/0956.
Grid Ref: 360170 437300

The Local Highway Authority have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection to the approval of details reserved by condition 12 (Access and Off-site Works) on planning permission 3/2023/0956. The Local Highway Authority make no comment on conditions 5, 8, 9 and 17 as these are not highway-related.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the approval of details reserved by conditions 5 (Solar Panels), 8 (External Lighting), 9 (Boundary Treatments), 12 (Access and Off-site Works), 17 (Landscaping) on planning permission 3/2023/0956.

Condition 12

'No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works have been submitted and approved by the Local Planning Authority. The works shall include the following and be completed prior to occupation:

- *Reinstating redundant dropped kerbs along Neville Street and Fleet Street*
- *Dropped crossing at Neville Street*

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.'

Highway comments:

The LHA is satisfied that the applicant has entered into a 278 agreement for the above off-site highway works, with the design element agreed and as such the LHA are satisfied to approve of details reserved by Condition 12.

The LHA also note that the details shared in relation to conditions 9 and 17 regarding the driveway surfacing and drainage are acceptable to the LHA pending approval from Ribble Valley Borough Council.

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely

Kate Walsh

Highway Development Control Technician

Highways and Transport

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