

Ribble Valley Borough Council  
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Clitheroe  
Lancashire  
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Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 3/2025/0585  
Our ref: 3/2025/0585/HDC/KW  
Date: 06 October 2025

**Location:** Flats 1-4 Alms House Stydd Lane Ribchester PR3 3YQ  
**Proposal:** Planning Permission for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves;  
**Grid Ref:** 365377 435809

Dear Maya Cullen

With regard to your consultation letter dated 24 September 2025, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the proposed addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves at Flats 1-4, Alms House, Stydd, Lane, Ribchester.

Please note that there are Public Rights of Way's FP0335058 close to the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way.

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The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

**Condition**

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

**Reason:** In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Informative note:

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

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