

Ribble Valley Borough Council

Phone: 0300 123 6780

Email: developeras@lancashire.gov.uk

Your ref: 25.0799

Our ref: D3.25.0799

Date: 3rd November 2025

App no: 25.0799

Address: The Tyremen 28-30 Parson Lane Clitheroe

Proposal: Approval of details reserved by conditions 3 (Materials), 4 (Rooflights), 5 (Boundary Treatments), 7 (Highways Works), 10 (Drainage), 11 (Levels) on planning permission 3/2023/0789.

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

3/2023/0789 - Planning Application for demolition of commercial building and erection of four one-bedroom apartments. Approved.

Condition 7

Within 3 months of commencement a scheme for the off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any residential unit. 1.A new footway on the west side of Parson Lane, in front of 28-30 Parson Lane is requested to link to the existing footway network to the north. 2.Pursual of a traffic regulation order on the west side of Parson Lane.

The drawing 168 - 03 has been assessed by Lancashire County Council under the S278 process and we have requested some minor technical changes.

We would recommend that the condition is not discharged until technical approval is given.

Kelly Holt
Highway Development Control Engineer
Highways Network Management
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk