

Nicola Gunn

From: Planning
Subject: FW: Application 3/2026/0156 - Attn Anna Robinson
Attachments: S26033010280.pdf

From: Richard White <
Sent: 30 March 2026 10:25
To: Planning <planning@ribblevalley.gov.uk>
Subject: Application 3/2026/0156 - Attn Anna Robinson

External Email

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Hi Anna,

I've noticed Highways have responded to my application 3/2026/0156 and wanted to respond to their points raised in their conditions:

- 1. The parking (and manoeuvring) area(s) shall thereafter always remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development. Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.*

Response – All vehicle parking areas are constructed with concrete and tarmac and not loose materials. There is no need to park on the highway during the construction or when it is completed as the site has a long private driveway and also a large area at the top of the drive in front of the proposed garage.

- 2. The detached garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order. Reason: To ensure that adequate parking provision is retained on site.*

Response – As per my first response, the site has a long private driveway and area in front of the garage to ensure off road parking will be achieved at all times.

- 3. Prior to work starting on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction. Reason: to minimise the impact of construction on existing residents and pedestrians in the vicinity of the site.*

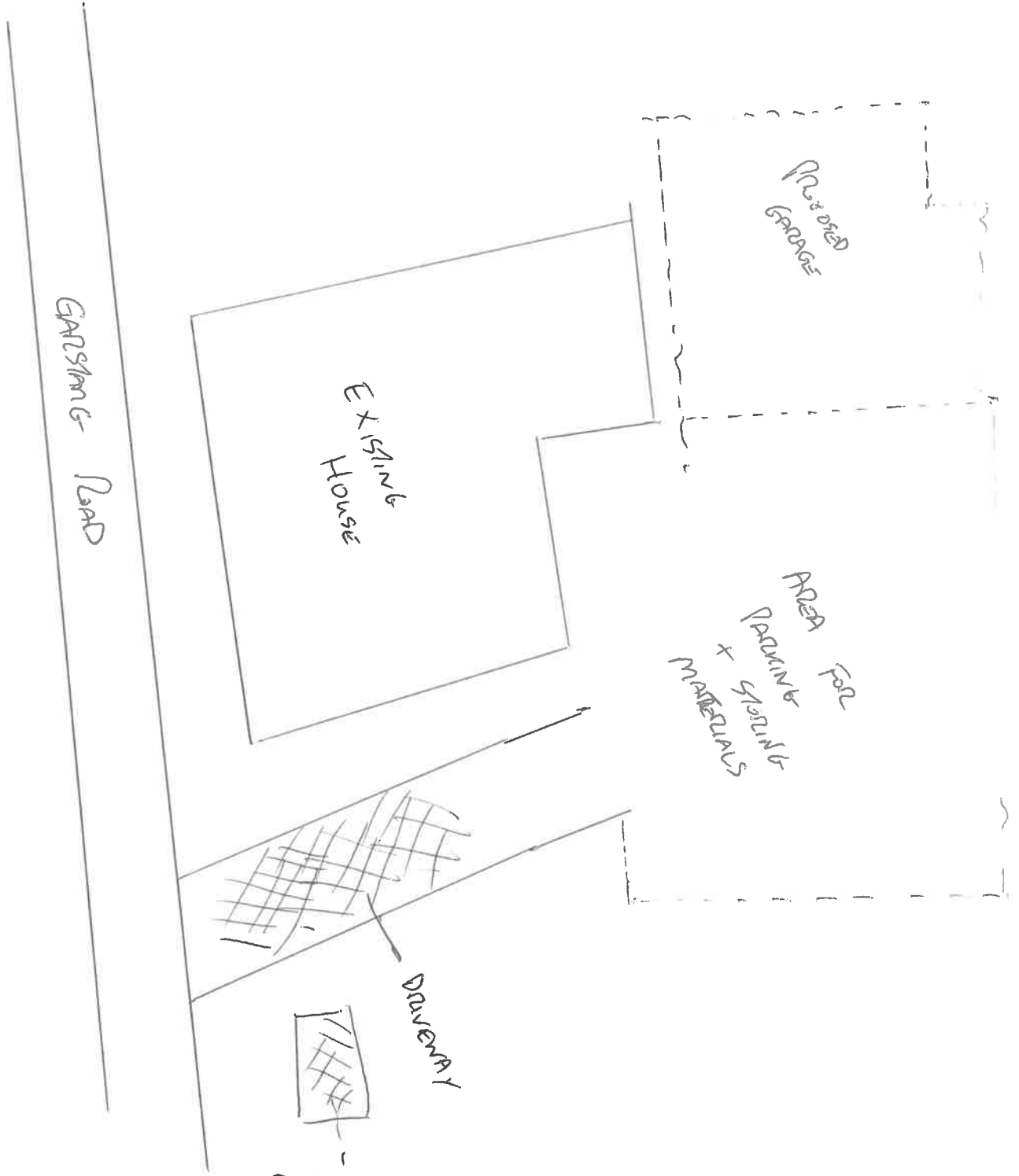
Response – All deliveries will be made onto the driveway, all workers will be able to park further up the driveway and at the concreted yard area at the top of the drive in front of the garage. Please see attached drawing to indicate how the site will be run to ensure no disruption to the highway.

If you require any further information, please let me know.

Kind Regards,

Richard White

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