

Ribble Valley Borough Council

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Your ref: 26.0196

Our ref: D3.26.0196

Date: 18th March 2026

App no: 26.0196

Address: Barrowbridge House Club Street Barrow

**Proposal: Approval of details reserved by condition 11 (Estate Roads) on
Technical Details 3/2024/0990**

The submitted documents and drawings 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 11

Within 3 months of commencement of the development hereby approved, full engineering, drainage, street lighting and constructional details of the internal estate roads have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

No street lighting will be provided on the estate road and instead a 'floodlight on the entrance gable to each of the 4 plots above the front door on a motion sensor'.

There will be some overspill lighting onto the estate road however it will be dark for pedestrians arriving on foot to the site and vice versa, particularly as plots 1 and 2 are some distance from the estate road.

The estate road is not being formally offered for adoption by Lancashire County Council and is being privately managed and maintained therefore we raise no objection to the discharge of this condition but do highlight the lighting concerns which anticipated to be reflected by the future residents.

Kelly Holt
Highway Development Control Engineer
Highways Network Management
Highways and Transport

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