

Ribble Valley Borough Council

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Your ref: 26.0238

Our ref: D8.26.0238

Date: 15<sup>th</sup> April 2026

**App no: 3/2026/0238**

**Address: Land South of Accrington Road, Whalley**

**Proposal: Approval of details reserved by conditions 3 (construction management plan/method statement) 4 (surface water) 5 (bat boxes) 7 (street maintenance) 8 (flood mitigation) 9 (flood management plan) 10 (surface water/foul drainage) 19 (cycle storage) 20 (travel plan) and 21 (operation/maintenance manual) on planning permission 3/2022/1158 granted on appeal APP/T2350/W/25/3368139.**

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

3/2022/1158 granted on appeal APP/T2350/W/25/3368139 - Erection of 17 dwellings and 57 apartments with associated access, roads, car parking, landscaping and infrastructure, including a public car park to serve Whalley town centre

Condition 3 (CMS) – The two site accesses on Accrington Road will require a S278 agreement with Lancashire County Council prior to commencement of any works within the highway. It is noted that this process has commenced.

There is no objection to the discharge of this condition.

Condition 7 (street maintenance) – *No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development, including written confirmation that it will not be offered to the highway authority for adoption, have been submitted to and approved by the Local Planning Authority. The streets shall be maintained in accordance with the approved management and maintenance details thereafter for the lifetime of the development.*

The submitted document states that the estate road and associated infrastructure is proposed to be privately maintained by the developer 'Oakmere' until the development is complete then it will be transferred to a management company'. A schedule is submitted to reflect the maintenance proposed at the site.

We raise no objection to the discharge of this condition and will not consider adopting the estate road at a later date.

Condition 19 (cycle storage) – *No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential units has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.*

Plots 1-9, 67, 70, 73-74 will store cycles within the garages, plots 68-69 and 71-72 will have an external cycle shed in the rear gardens and apartment block 59-66 will have an external cycle shelter for 8 bicycles.

The proposed cycle store for the apartment block 10-58 appears to be where the bin store is shown the approved plans.

Additional information is requested to show the details of the covered and secure store for the large apartment block which does not conflict with the bin store.

Condition 20 (Travel Plan) – *No building or use hereby permitted shall be occupied or use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the Local Planning Authority.*

There is no objection to the discharge of this condition.

Kelly Holt  
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