

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 23 July 2026					
Briefing version			Issue Date:		
Committee Version		•	Issue Date:	23/07/2026	
Application Ref:	3/2026/0295	Proposed development of wheeled sports facility (pump track) with associated drainage.			REC: DEFER AND DELEGATE
Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application: 1. United Utilities have provided late comments on the scheme. They have requested that details of a drainage scheme be secured by way of condition to ensure the surface water scheme is designed and implemented in accordance with the drainage hierarchy and is acceptable. 2. It should be noted that the drainage scheme has already been provided which is considered to be acceptable and as such, a compliance condition has been added to ensure the scheme is implemented in accordance with the approved details. 3. United Utilities have also provided comments in relation to a public sewer which crosses the application site. United Utilities have advised that they would not allow any building over the public sewer and encourage the applicant to investigate the location of the public sewer to ensure that it would not prohibit the development from being built. 4. The agent for the application has been made aware of this constraint and has advised that they acknowledge the requirement to definitively establish the public sewer but based on the public record for the sewer, this runs parallel to the bottom of the car park and crosses the access path but not the proposed playing pitch. The agent for the application is aware that they will need to satisfy the relevant legislation to ensure the public sewer remains accessible.					