

21 July 2026

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA



Our ref: OAKM122

By email only

Dear Sir or Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ACCRINGTON ROAD, WHALLEY**

On behalf of our client Oakmere Homes (Northwest) Ltd, please find enclosed an application to discharge Conditions 6 and 11 of planning permission 3/2022/11 at land south of Accrington Road, Whalley.

The application has been submitted via the Planning Portal (Ref: PP-14899708).

Details of the relevant conditions and the information submitted to satisfy each of those conditions is set out below.

Condition 6

"No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted scheme shall include and not be limited to:

- *Uncontrolled pedestrian crossing to the west of the Public Car Park junction which will connect to the existing dropped kerb provided where the existing eastbound bus stop is located.*
- *Uncontrolled pedestrian crossing to the west of the residential junction, and another located on the opposite side of the carriageway on the footway to the east of Sydney Avenue.*
- *Kerb build out to the east of Sydney Avenue and an uncontrolled pedestrian crossing opposite on the proposed eastbound footway.*
- *Kerb build out located where Public Footpath 3-45-FP27 meets Accrington Road and another kerb build out opposite, provided on the existing footway.*
- *Relocation of the existing eastbound bus stop to the proposed kerb build out to the east of Sydney Avenue*
- *Creation of a new westbound bus stop to the east of the residential junction. Review of the speed limit along Accrington Road, from the mini-roundabout junction between King Street/ Accrington Road to the signalised junction between A4671/ B6246/ Spring Wood Picnic Area.*
- *Pursue Traffic Regulation Orders along the full site frontage; junction between Accrington Road/ Sydney Avenue and to the kerb build out to the east of the junction.*
- *Tactile paving provided at both proposed junctions.*
- *Street Lighting Assessment for the full length of Accrington Road.*



- *All agreed works shall thereafter be completed prior to first occupation of the site”.*

The following information is submitted to discharge the condition:

- 21315-GAD-01-ZZ-DR-C-1600-P07 - S278 Highways Layout Sheet 1
- 21315-GAD-01-ZZ-DR-C-1601-P03 - S278 Highways Layout Sheet 2
- 21315-GAD-01-ZZ-DR-C-1620 P01 - S278 Embankment Sections
- 21315-GAD-01-ZZ-DR-C-1631 P01 - S278 Highways Details Sheet 1
- 21315-GAD-01-ZZ-DR-C-1632 P01 - S278 Highways Details Sheet 2
- 21315-GAD-01-ZZ-DR-C-1633 P02 - S278 Highways Details Sheet 3
- 21315-GAD-ZZ-00-DR-C-1634 P01 - S278 Highways Details Sheet 4
- 21315-GAD-01-ZZ-DR-C-1641-P03 - Traffic Signs & Road Markings Sheet 1
- 21315-GAD-01-ZZ-DR-C-1642-P03 - Traffic Signs & Road Markings Sheet 2
- 21315-GAD-01-ZZ-DR-C-1660 P02 - TRO Plan - Waiting Restrictions
- 21315-GAD-01-ZZ-DR-C-1670-P03 - S278 Vehicle Tracking
- 21315-GAD-01-ZZ-DR-C-1680 P02 - TRO Plan - Speed Alterations
- 21315-GAD-01-ZZ-DR-C-1690-P04 - S278 Land Plan

Condition 11

“Prior to the commencement of development, detailed specifications for the construction of the car park fronting Accrington Road (including landscaping, lighting, surfacing, marking out and drainage) and a timetable for the construction and transfer of the car park shall have been submitted to and approved in writing by the Local Planning Authority.”.

The following information is submitted to discharge the condition:

- C11 21315-GAD-01-ZZ-DR-C-1700 P01 Car Park Layout
- C11 21315-GAD-01-ZZ-DR-C-1730 P01 - C11 Car Park Construction Details
- SHD2741-SHD-HEL-ACCR-DR-EO-Electrical-R0
- SHD2741-SHD-HLG-ACCR-CA-EO-Lighting Calculation-R0
- SHD2741-SHD-HLG-ACCR-CA-EO-Lighting Calculation-R0
- SHD2741-SHD-HLG-ACCR-DR-EO-Lighting Layout-R0
- SHD2741-SHD-HLG-ACCR-DR-EO-Lighting Layout-R0
- SHD2741-SHD-HLG-ACCR-RA-EO-Lighting Design Risk Assessment-R0
- SHD2741-SHD-HLG-ACCR-SH-EO-Lighting Schedule-R0

I trust that the application can be registered and progressed at your earliest convenience, however if you have any queries regarding this submission, please do not hesitate to contact me.

Yours faithfully,



Mike Hughes MRTPI

