

Ribble Valley Borough Council
Planning Section
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Your ref: 03.26.0358
Our ref: 03.26.0358
Date: 29.06.2026

For the attention of Maya Cullen

Planning Application No: 3/2026/0358

Grid Ref: 364519 435737

Proposal: Proposed stables, tack room, land maintenance and equipment store.

Location: The Vines Preston Road Ribchester PR3 3XL

The plans and information submitted have been viewed together with the history of the site (3/23/477) and the following comments are made.

Access

Ref. D & A Statement submitted– 'The existing entrance on Preston Road is utilised and the existing track to the access to the build.'

There is an existing access on Preston Road which serves 'The Vines' and this will be used to serve the proposal. There are no changes proposed and none are considered necessary. All vehicles can enter, turn and exit in forward gear onto Preston Road which is considered necessary.

The nearest bus stops are approximately 500m walking distance along Preston Road which has a footway.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

There is no objection to this proposal at the above location subject to the following condition being applied to any formal planning approval granted.

Condition

1. The use of the approved stables, tack room, land maintenance and equipment store shall be restricted to use by applicant only as applied for unless the prior consent of the

local Planning Authority is obtained in writing, and commercial livery, equestrian events or other such use is prohibited. Reason: In the interest of highway safety.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

