

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2026/0477
Our ref: D3/2026/0477 – Amendment
Date: 12 August 2026

For the attention of Lucy Walker

Planning Application No: 3/2026/0477

Grid Ref: 365590 430836

Proposal: Proposed refurbishment, partial demolition and extension to existing dwelling.

Location: Moorcot, Nickey Lane, Mellor BB2 7HF

Lancashire County Council acting as the highway authority provided initial comments and requested further information/clarification on 6 August. The following amended plans were submitted on 7 August:

- Amended Existing Site Plan – 1816-101 B
- Amended Proposed East Elevation – 1816-108 A
- Amended Proposed Site Plan – 1816-102 B

The following further comments are made in response to the above amended plans in addition to those in the highway authority's response of 6 August.

Car parking

The parking layout to the north east of the dwelling has been amended, which now shows parking as partially under croft/car port. The highway authority has no objection to this layout.

The authority reiterates its comments about the parking areas being surfaced in bound porous material to prevent loose surface material from being carried onto Nickey Lane, where it could pose a hazard to other highway users.

Surface water drainage

No further details have been submitted regarding surface water drainage from the garage roof and downspouts at the front of the property. This will therefore need to be conditioned to prevent water from discharging onto the carriageway on Nickey Lane.

Conclusion

Having reviewed the amended documents submitted, Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development is unlikely to have a

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significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being applied to any formal planning approval.

Conditions

1. Prior to first occupation of the approved development surface water from the approved driveway/hardstanding, garage roof and porch roof shall be collected within the site and drained to suitable internal outfalls. This shall be in accordance with a surface water drainage strategy which shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. Reason: In the interest of highway safety to prevent water from discharging onto the public highway.
2. Prior to first occupation of the approved development the off-road parking areas shown on the approved Proposed Site Plan (Drawing 1816-102 B) shall be surfaced in a bound porous material in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority. Reason: In the interest of highway safety to prevent loose surface material from being carried on to the public highway where it could pose a hazard to other highway users.
3. Prior to first occupation of the approved development the front boundary wall between the driveway of No 24 and the footway of No 22 Nickey Lane shall be reduced in height by one and half courses of bricks to improve visibility to and from the hardstanding. Reason: In the interest of highway safety.
4. The approved development should not be brought into use unless and until the parking areas shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking areas shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling and kept free from obstructions. Reason: To ensure satisfactory levels of off-road parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council