

Ribble Valley Borough Council

Phone: 0300 123 6780

Email: developeras@lancashire.gov.uk

Your ref: 26.0538

Our ref: D3.26.0538

Date: 21st July 2026

App no: 3/2026/0538

Address: Eaves Hall Eaves Hall Lane West Bradford

Proposal: Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall. Location:

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

History

3/2023/0263 - Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall (pursuant to variation of conditions 2 (Plans), 3 (Materials), 4 (Landscaping), 5 (Refuse/Cycle Store), 12 (Landscaping Scheme), 14 (Drainage Scheme), 15 (Surface Water Pollution), 16 (Surface Water Ponds), 19 (Construction Method Statement) and 22 (Bird/Bat Boxes) of planning permission 3/2020/0544) to reflect updated layout and change of lodge type and additional technical details submitted. Approved with highway conditions 10 (Site access), 11 (Visibility splay), 12 (Landscaping visibility splay), 13 (Site access paving), 18 (Wheel wash), 19 (CMS)

3/2020/0544 - Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall. Approved.

Proposal

The application seeks the same proposal as previously approved under 3/2023/0263.

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.

Should the application be approved we would seek the same highway related conditions stated on application 3/2023/0263, numbered 10 (Site access – drawing reference 2615

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD

PL.10 Rev A), 11 (Visibility splay), 12 (Landscaping visibility splay - drawing reference 2615 PL.10 Rev A), 13 (Site access paving), 18 (Wheel wash), 19 (CMS)

Kelly Holt
Highway Development Control Engineer
Highways Network Management
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

