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Your ref: 3/2026/0558
3/2026/0559
Our ref: 3/2026/0558/HDC/KW
3/2026/0559/HDC/KW
Date: 18 August 2026

Location: Moneymoon Preston Road Ribchester PR3 3YD
Proposal: Planning Permission for construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance.
Grid Ref: 372213 445288

Dear Emily Pickup

With regard to your consultation letter dated 31 July 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed for construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance at Thornbers, Slaidburn Road, Waddington.

The LHA is aware of the listed building consent application, included below, for the site, which the following comments will also address.

3/2026/0559 - Listed Building Consent for construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to

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

existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance.

Site Access

The site has an existing access onto Slaidburn Road, classified as the B6478 and subject to a national speed limit.

The proposal puts forward access improvements, including altering the existing vegetation and walls within the visibility splay to be no more than 1m high. Gates are also proposed at the access point; however, these will be set back from the highway edge, ensuring a vehicle can pull clear of the highway before operating the gates.

Internal Layout

The LHA have reviewed drawing number PL.01 titled Proposed Site Plan and house elevations and are aware that the dwelling complies with the parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site, allowing for ingress and egress in a forward gear.

The LHA has reviewed the floor plans which show that the proposed garage meets the recommended minimum internal dimensions for a double garage, which is 6m in length and 6m wide. As such, it is considered acceptable to provide parking spaces.

Drainage

Land Drainage Consent or Ordinary Watercourse Consent is typically required for any works that affect the flow or storage of water within an ordinary watercourse. The type of consent needed can vary, but generally, you will likely need consent for the following:

- Building or altering structures like culverts, bridges, or weirs.
- Introducing or removing vegetation that could affect water flow.
- Any temporary works that might obstruct the watercourse.

The applicant will be required to consult the Lead Local Flood Authority, Internal Drainage Board, or the Environment Agency to determine the exact requirements and obtain the necessary permissions.

Conditions

If the Planning Authority is minded to approve this application, Lancashire County Council Highways requests the following conditions, and informative notes are appended to the decision notice:

1. The access arrangements shown on drawing number PL01 A shall be implemented in full and thereafter retained as approved.
Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.
2. Any gateposts erected at the access shall be positioned a minimum of 5m behind the nearside edge of the highway. The gates shall open away from the highway. All gates and associated mechanisms to be located outside the highway and the

gates shall have physical restraints to prevent the gates from opening towards the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

3. The access hereby approved, from the highway boundary for a minimum distance of 5m into the site, shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

4. No building hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority. The car parking spaces and manoeuvring areas shall thereafter be always kept free of obstruction and available for the parking cars.

Reason: To allow for the effective use of the parking areas.

5. The garages hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the households and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure that adequate parking provision is retained on site.

Informative notes:

- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
- For drainage strategies which are connecting or altering a watercourse, the Applicant needs to be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority or other agencies for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council