

Nicola Gunn

From: Planning
Subject: FW: 3/2026/0599 - Land at Preston Road Ribchester PR3 3XL

From: Walsh, Kathryn <
Sent: 23 September 2026 10:09
To: Maya Cullen <
Subject: RE: 3/2026/0599 - Land at Preston Road Ribchester PR3 3XL

 External Email

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Hi Maya,

If possible, we could condition a new footway adjacent to the highway under a S278, but the original S278 condition for the site has already been discharged.

A refuse vehicle cannot enter the private arrangement within the site, so if all 6 holiday lets become residential after the removal of the condition, there could be an accumulation of 12 bins sat within the access on bin collection days, which would limit two-way movement/visibility and a footway would at least provide an alternative place for these bins, but a bin store would be more appropriate. There are no pedestrian provisions within the site at the moment either; access is via a shared arrangement, which is a concern, especially with a business operating within the site and that the target market would be those who would be considered vulnerable highway users, as suggested within the statement *'particularly for older people or those with mobility issues, wishing to live in appropriately sized accommodation, across a single floor.'*

So, my preference would be an amended plan showing a new footway through the site, adjacent to the holiday lets, around the access, and then linking into a new footway adjacent to the carriageway.

If a S278 condition can be added, I would suggest the following

- Prior to first occupation, a scheme for the construction of 2m wide footway to the north of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable.

Kind regards,

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