

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2022/0622  
Our ref D3.2022.0622  
Date 12<sup>th</sup> August 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0622**

Address: **The Old Corn Mill Warwick Street Longridge PR3 3EB**

Proposal: **Proposed change of use of part of the ground floor to bar and restaurant with access from Stanley Street and alterations to Stanley Street elevation.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

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 will not have a significant impact on highway safety, capacity or amenity 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 a re-consultation for the proposed change of use of part of the ground floor from storage to a bar at The Old Corn Mill, Warwick Street, Longridge.

The LHA previously responded to the application on 20<sup>th</sup> July 2022 requesting further information regarding the planned operation of the proposal. Since then, the Agent has provided an Operation Statement, which can be viewed on the Local Planning

---

#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

Authorities website. This information and the other subsequent supporting information will be reviewed below.

### **Site Access**

The LHA are aware that the building, The Old Corn Mill, has a few accesses with them being located off two streets, Stanley Street and Warwick Street. Both streets are unclassified roads subject to a 20mph speed limit.

The LHA have reviewed the provided Operation Statement and are aware that pedestrians and customers will access the proposal from Stanley Street, while staff members, entertainers, contractors and deliveries will use the Warwick Street access.

The LHA have no objection to these plans with deliveries to the proposal being made by small vehicles such as cars. Therefore, staff members who will be getting the stock from "cash and carry" establishments can park on Warwick Street or park on Berry Lane for a limited period, as will be discussed in the next section, when delivering the stock. While larger deliveries, which will be limited, will use the existing delivery point established for Vertigo Solutions who allow customers to hire music equipment. As a result of these factors and entertainers using the existing music equipment at the site when performing, the LHA have no objection to the proposal.

### **Internal Layout**

The LHA have reviewed the supporting documents and are aware that no off-street parking facilities will be provided for the proposal. While the LHA would require 10 parking spaces to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA will accept the shortfall. This is because the site is located in a sustainable location in the centre of Longridge.

The LHA acknowledge that the majority of customers to the bar are unlikely to drive when accessing the site. Instead, they are likely to walk to the bar from other establishments within the centre of Longridge, with there being a number of drinking establishments along Berry Lane as well as Stanley Street being home to a wine bar.

Should customers and staff members need car parking spaces, the LHA are aware that there is a public car park within walking distance of the site, and they can also park along Berry Lane for upto a few hours with Berry Lane being well served by Traffic Regulation Orders to prevent inappropriate parking.

The LHA have further reviewed the Planning Statement and are aware that the site is proposing to erect a sign for the proposal. Should this be the case, a plan showing the sign should be submitted to the LHA.

### **Conditions**

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic,

wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Yours faithfully

**Ryan Derbyshire**

Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council