

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**RIBBLE VALLEY BOROUGH COUNCIL**

**PLANNING APPLICATION REF. 3/2016/0301**

**PROPOSED ERECTION OF BUILDING WITH 4 No. UNITS  
FOR THE STORAGE OF TOOLS AND EQUIPMENT**

**E & D PLANT HIRE, PENDLE TRADING ESTATE,  
CLITHEROE ROAD, CHATBURN. BB7 4JY**

**PARKING ASSESSMENT REPORT**

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**29<sup>th</sup> April 2016**

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***Proposed Erection of Building with 4 No. Units for Tool and Plant Storage  
E & D Plant Hire, Pendle Trading Estate, Clitheroe Road in Chatburn BB7 4JY  
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1. Introduction

- 1.1 This Parking Assessment Report has been prepared to accompany the planning application for a new building, with 4 units, for the storage of tools and plant at E & D Plant Hire Limited on the Pendle Trading Estate in Chatburn. The business has operated from the site for over 30 years and requires additional dry storage for the tools and plant that are hired from the premises.
- 1.2 The Parking Assessment Report has been requested by the Highway Authority, Lancashire County Council (LCC), to verify that the site can provide the necessary parking spaces for employees and visitors as part of the development, including mobility aided parking spaces. This will avoid overspill parking from the site and ensure that there will be adequate turning and manoeuvring areas for vehicles within the site.

2. Site Location and Existing Use

- 2.1 E & D Plant Hire Limited is located on the Pendle Trading Estate in Chatburn. The business has operated from the site for over 30 years and hires tools and small plant to contractors and members of the public. The greatest majority of equipment is delivered, and collected, by the company using its own vehicles which include a 7.5 tonne lorry and a van.
- 2.2 The site has a reception and office for customers and an existing building for the storage of tools and plant. There are a number of temporary containers on the site which are used for storage and a number of these would be removed when the new building is provided.
- 2.3 The site has an area of approximately 0.2 hectares and the existing floorspace is approximately 250 sq.m. The planning use class is B2 (General Industrial). The existing site layout is shown in Figure 1 and Photograph 1.
- 2.4 The site has an existing access onto the industrial estate access road, as shown in Photograph 2.

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2.5 Customers who travel to the site currently park on the existing access road, as shown in Photograph 3, or in the car park that is available for E & D Limited and Pendle Carpets near the main access into the industrial estate. This car park can accommodate approximately 6 cars, as shown in Photograph 4. The existing access road that serves the site is privately maintained. The site does not have a frontage onto the public highway.

3. Existing Parking Provision

3.1 As described in Section 2, there is currently parking available for customers in front of the main building or in the car park at the entrance to the industrial estate. There are no car parking spaces currently provided within the site.

4. Proposed Building with 4 No. Units

4.1 The planning application (3/2016/0301), seeks permission to erect one building with 4 no. self contained industrial units for use by the existing plant and tool hire business. Each unit would have a floorspace of 72 sq.m (288 sq.m total). The proposed layout of each unit would be open plan and would allow valuable tools and small plant to be safely stored in dry conditions and in a more efficient manner than in temporary storage containers. This will assist the operation, and efficiency, of the business and allow the site layout to be improved with a parking area and designated area for vehicles to turn within the site. As described in Section 2, the proposed new building would allow a number of existing containers to be removed from the site.

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5. Proposed Parking Strategy

- 5.1 Based on the Parking Standards in the Lancashire Structure Plan (2001 – 2016, Appendix 1), the proposed site would require a car parking provision of 1 space per 53 sq.m of floor area (for a development of over 500 sq.m floor area with Medium Accessibility). The total floor area of the site would be 250 sq.m (existing) plus 288 sq.m (proposed), which equates to 538 sq.m.. This would require a total of 10 parking spaces including 1 mobility aided parking space. These parking spaces would be provided along the western perimeter of the site, as shown in Figure 2.
- 5.2 The proposed site layout would include a designated area for the turning of large vehicles within the site.

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6. Conclusions and Recommendation

- 6.1 This Parking Assessment Report, has been prepared to accompany the planning application for a proposed building at E & D Plant Hire Limited on the Pendle Trading Estate in Chatburn (planning application reference 3/2016/0301).
- 6.2 The proposed building would have 4 self-contained units for the storage of tools and small plant that are available for hire from the business. The proposed building would allow a number of temporary storage containers to be removed from the site and improve the efficiency of the business and the site layout.
- 6.3 The proposed site layout would provide 10 car parking spaces (including 1 mobility aided parking space), in accordance with the Parking Standards in the Lancashire Structure Plan (2001 – 2016). The proposed site layout would also include a designated area for vehicles to turn around within the site.
- 6.4 Based on the proposed car parking provision that has been assessed in this report and the proposed site layout, it is recommended that there should be no highway objections raised towards the planning application.

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**Figure 1**

**Existing Site Layout**

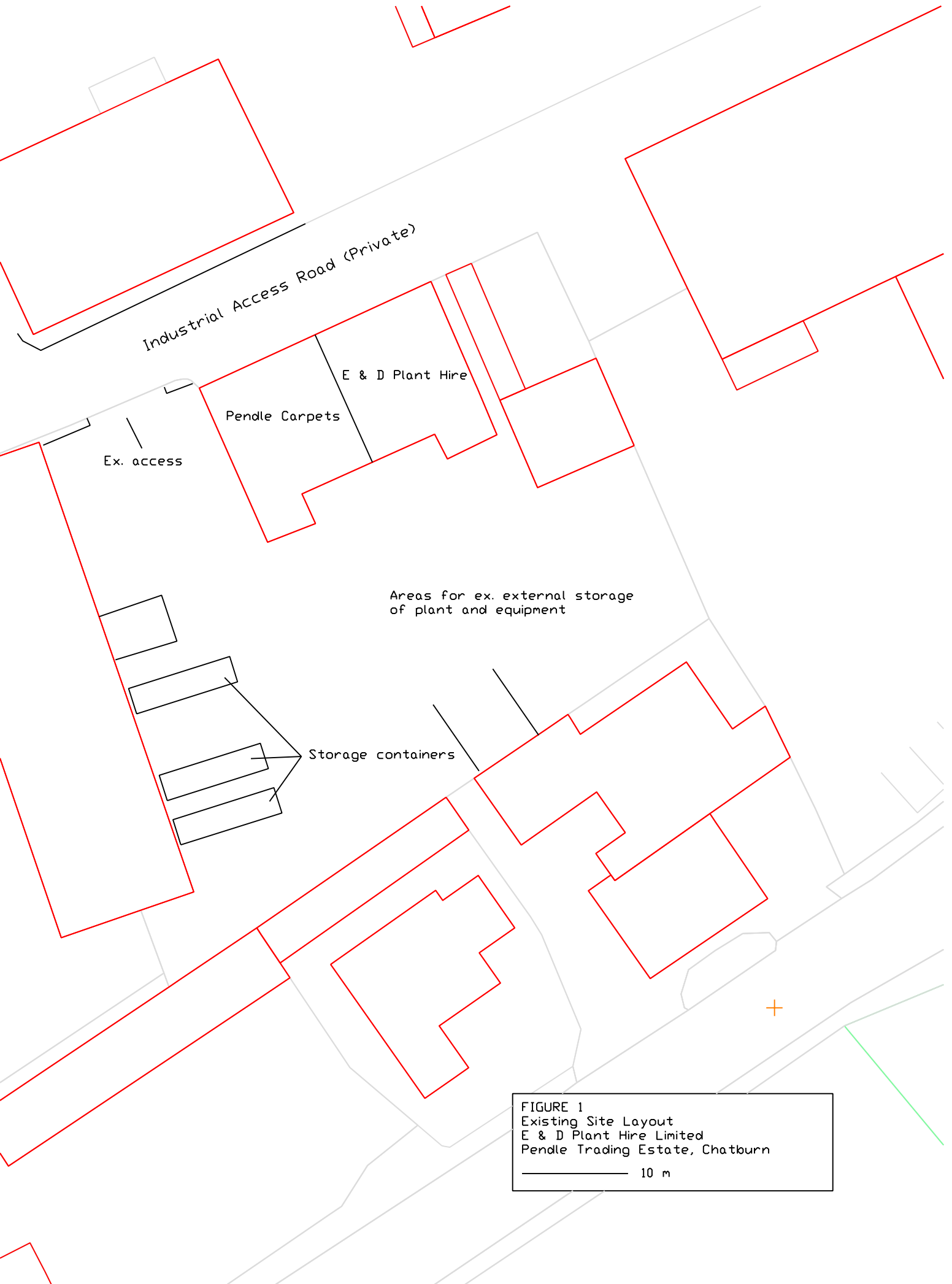


FIGURE 1  
Existing Site Layout  
E & D Plant Hire Limited  
Pendle Trading Estate, Chatburn  
————— 10 m



*Proposed Erection of Building with 4 No. Units for Tool and Plant Storage  
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**Figure 2**

**Proposed Site Layout**

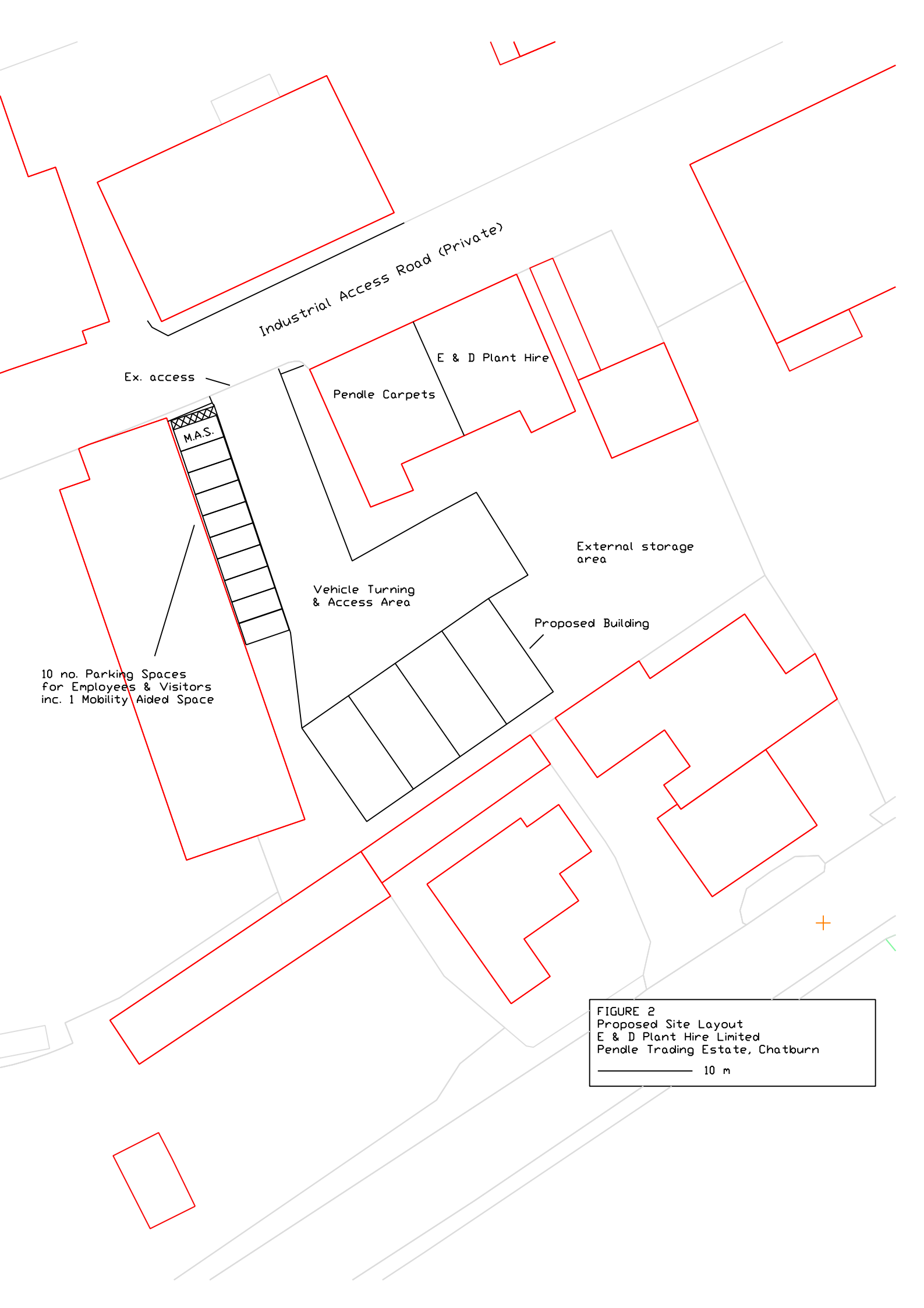


FIGURE 2  
Proposed Site Layout  
E & D Plant Hire Limited  
Pendle Trading Estate, Chatburn  
10 m

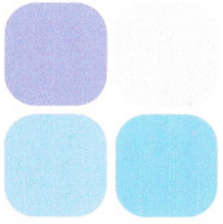
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**Appendix 1**

**Parking Standards from  
Lancashire Structure Plan (2001 – 2016)**

parking  
standards



# joint lancashire structure plan



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Director of Regeneration

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Blackburn with

Darwen Borough Council

[www.lancashire2016.com](http://www.lancashire2016.com)

parking  
standards



**ADOPTED MARCH 2005**

# joint lancashire structure plan

2001  
2016



Land Use	Level of Centre	Baseline Standard (per m <sup>2</sup> gross floor area)		
		Gross floor area <500m <sup>2</sup> or Low Accessibility	Gross floor area >500m <sup>2</sup>	
			Medium accessibility Reduce baseline by 5-15%	High accessibility Reduce baseline by 15-35%
<b>B1 Business</b>				
B1a) & b) Office (including call centres) & Research and Development	1&2 3&4	1:35 1:30	1:37-1:41 1:31-1:35	1:41-1:54 1:35-1:48
B1c) Light Industry Stand Alone	1&2 3&4	1:35 1:30	1:37-1:41 1:31-1:35	1:41-1:54 1:35-1:48
Business Parks	1&2 3&4	1:40 1:35	1:42-1:46 1:37-1:41	1:46-1:62 1:41-1:54
<b>B2 General Industrial</b>	All levels	1:45	1:47-1:53	1:53-1:69
<b>B8 Storage and Distribution</b>	All levels	1:200	1:210-1:235	1:235-1:308

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**Photographs**





Photograph 1

Existing site at E & D Plant Hire Limited



Photograph 2

Existing access





Photograph 3

Existing industrial access road



Photograph 4

Car park for E & D Limited and Pendle Carpets