

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developer@lancashire.gov.uk

Your ref: 2019/0666
Our ref:
Date: 08/11/2019

Dear Sirs

Re: Planning Application 19/0666

Address: Land south of Lower Road Hothersall PR3 2YY

Description: Erection of business units (use class B1 and B8) comprising three new buildings with access, parking and provision of secure compounds.

With respect to this outline application for the erection of 3 new business units we would not wish to raise an objection.

Having received further information regarding the usage of the site, and the vehicle swept paths for a number of differing Heavy Goods Vehicles, the only area of concern is the largest Heavy Goods Vehicle capable of carrying a 12m container.

However, it is felt that given the size of the units it is unlikely that this type of vehicle will be used for regular deliveries to the site.

In order to progress the application we would look for a number of conditions to be added to your decision notice. The conditions should be aimed to ensure that the development remains as collection of individual units, where it is not expected that they will become one business operating from 3 units.

Should subsequent applications come forward where the distribution elements of the business require deliveries or collection to be undertaken by larger articulated vehicles we would be minded to object due to the safety concerns at the junction with the adopted highway.

Phil Durnell

Director of Highways and Transport
Lancashire County Council
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Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council