

Ribble Valley Borough Council
Development Control

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Your ref 3/2019/1138
Our ref 17th January 2020
Date

Dear Sir / Madam

Application no: 3/2019/1138
Address: Lincoln Way Clitheroe
Proposal: Amended Layout Building 7

The proposal is to increase the floor area of Building 7 to provide 4 separate units an increase from the previously approved proposal for 3 units. In doing so the floor area of the building increases from 543msq to 761msq

As proposed the amended layout will reduce the availability of parking in this area of the overall development from 33 to 23. Of the 23 proposed I would have safety concerns in respect of spaces numbered 46 – 48 as these are located on a bend with reduced visibility for on-coming traffic and the reduced carriageway width at this location. For a development of this size a parking provision of 22 vehicles. Resulting in a shortfall of 2 vehicles. The applicant makes the point that there is a current application for the replacement of an office block with industrial units. This in itself would provide a parking saving of 10 spaces which is sufficient to offset the parking deficit for the application currently being considered. This would only be applicable if application 19/1030 subsequently receives planning approval.

In respect of the layout shown, the removal of spaces 46-48 would allow the carriageway to be widened on the bend. The current layout should be supported by the submission of revised swept path plans as should any revised proposals in this area.

Other areas of concerns are the siting of the bin store and the field access point.

The bin store should be relocated. During collection the refuse vehicle would obstruct through traffic on the bend.

Phil Durnell

Director of Highways and Transport
Lancashire County Council
Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Proposals for a field access at this location were included in the original submission. What is the justification for this at this time and would pedestrian access be permitted/ accommodated?

Subject to satisfactory clarification of the above matters, I would raise no objection to the proposal on highway grounds

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council