

Development Control
Ribbles Valley Borough Council

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Your ref: 21.0397
Our ref: D3.21.0397
Date: 14th May 2021

App no: 21.0397

Address: Land at Barrow Brook Enterprise Park, Barrow

Proposal: Proposed new light industrial units/retail trade counter

There are previous approvals for a new office building on the development site under application references - 3/2007/1065 and 3/2019/0304.

This application seeks a new building of 420sqm which will provide 2 separate units with open plan warehouse space, ancillary accommodation and trade counter. Loading doors are provided to both units on the northern and western elevations.

The application form states 8 FT and 2 PT employees are anticipated however the end users appear unknown and there is a lack of detail about the operation of the businesses.

Use Class E is applied which covers a wide range of uses.

The site forms the final phase (Phase 3) of the overall larger development site. Phase 1 development of the site comprised the "Construction of 9 light industrial units (use class B1)" 3/2016/1033 with these units now complete. Phase 2 development was the construction of a Nursery building which has been completed 3/2016/1168.

Site access

The proposed application site will be accessed via a shared entrance/access Lodge Close, constructed as part of the previous Phase 1 & 2 developments. North Road is the nearest adopted highway.

Class E

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises

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- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes

I would request a condition in relation to Class E which allows only (c), (g)(i), (g)(ii) and (g)(iii). The other uses are likely to generate higher demand for parking and would require further assessment.

Layout

Upon visiting the site I note that the existing car parking layout on site does not match the layout on the site layout drawing. Please amend this as it conflicts with the proposed layout or confirm that the existing layout will be amended.

Servicing

There is no information in relation to the end users for these unit and Class E covers a wide range of uses. The proposed open plan warehouse space has loading doors which are designed for goods vehicles to access the site. The goods vehicles will need to use the private access road, outside the red edge to reverse turn which we wouldn't accept on the highway. The west facing loading door is set back 7.85m from the red edge which is an insufficient length for longer heavy goods vehicle to clear the adjacent shared manoeuvring area.

A swept path analysis should be submitted for the longest vehicle which is anticipated to be accommodated at these units to show the extent of the area outside and inside red edge which is required for the turning of the vehicles to the loading doors.

Parking

The Joint Lancashire Structure Plan indicates a maximum level of parking of 1 spaces per 35sq.m of gross floor space. This equate to a maximum requirement of 12 spaces. There are 6 parking spaces for cars (or which 4 No disabled spaces) and 8 spaces for large light goods vehicle equating to a total of 14 spaces accommodated within the site proposals.

The proposed car parking provision appears acceptable subject to the restrictions to the Class E use. There is no secure, covered cycle storage or electric vehicle charging provision. Please include this.

Conclusion

I would request further information in relation to the existing parking arrangement, goods vehicles and a swept path analysis for the longest vehicle. If this is unknown, then the longest road going HGV's vehicle should be used which is a 12m rigid and 16.5m articulated vehicle.

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