

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0710
Our ref D3.2021.0710
Date 4th November 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0710**

Address: **Lodematic Ltd Primrose Works Primrose Road Clitheroe BB7 1BS**

Proposal: **Variation of Condition 2 (Plans) of planning permission 3/2019/0954. Proposed change of Apartment 3 from a two-bedroom apartment to a three-bedroom apartment. Reconfiguration of car parking arrangements.**

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

Summary

No Objection

No Objection to Variation of Condition 2.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation application for the Variation of Condition 2 (Plans) of planning permission 3/2019/0954.

The LHA previously responded to the application via email on 24th September 2021, objecting against the reconfiguration of the car parking arrangements due to the dimensions of the space not complying with the LHAs guidance.

Since then, the Agent has submitted a revised plan which will be reviewed below.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Condition 2

"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- *Location Plan Rev: A:*
- *5857-07 Rev: C: Proposed Lower Floor Plan*
- *5857-08 Rev: C: Proposed Ground Floor Plan*
- *5857-09 Rev: C: Proposed First Floor Plan*
- *5857-10 Rev: B: Proposed second Floor Plan*
- *5857-11 Rev: D: Proposed Elevations*
- *5857-12 Rev: C: Proposed Section A-A*
- *5857-13 Rev: A: Existing and Proposed Site Section C-C*
- *5857-14 Rev: C: Existing and Proposed Site Section D-D*
- *5857-15 Rev: H: Proposed Site Plan*
- *5857-16 Rev: F: Visibility Splay*
- *5857-18 Rev: A: Proposed Internal Courtyard Elevations*
- *5857-19 Rev: C: Proposed Access Road Surfacing and Refuse Collection Point*
- *5857-20 Rev: A: Swept Path Analysis*

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved."

Highway Comments:

The LHA have reviewed Peter Hitchen drawing number A1.16A titled "Proposed Parking Arrangements" and have no objection to the variation of condition. This is because the dimensions of the spaces comply with the LHAs guidance.

The LHA do note, however, that the parking space closest to the building which belongs to flat 5 should be removed. This is because the LHA are concerned that there isn't the required space for vehicles to reverse out of without conflicting with the building.

The LHA would normally, as result, object against the parking plan but the car park has 2 car parking spaces for visitors. Therefore, one of these spaces should be used for flat 5, leaving one car parking space for visitors which still allows the site to comply with the parking guidance as defined in the Joint Lancashire Structure Plan.

Furthermore, the LHA are also aware of spaces 1 to 3 and the reversing space in this area. As shown on the drawing, there is 5.925m between spaces 1 and 3 for instance, for vehicles to reverse out of the respective car parking space. Usually, the LHA would require a minimum of 6m between car parking spaces to allow vehicles space to reverse out of. However, with the shortfall in the reversing space being minimal the LHA will accept the shortfall and so have no objection to the Variation of Condition.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council