

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0710  
Our ref D3.2021.0710  
Date 9<sup>th</sup> September 2021

FAO Stephen Kilmartin

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 an application for the Variation of Condition 2 (Plans) of planning permission 3/2019/0954. The proposed change is for Apartment 3 which will change from a 2-bed apartment to a 3 bed. The change will also include a reconfiguration of the approved car parking arrangements.

#### **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:*

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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- 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 A1.16 titled "Proposed Car Parking Plan" and understands that 2 car parking spaces will be provided for Apartment 3 which will change to a 3-bed apartment following the variation of condition. This complies with the LHAs Joint Lancashire Structure Plan and so have no objection to the variation of condition.

Furthermore the LHA, have further reviewed the drawing and understands that Apartment 13 currently does not have access to a designated parking space on the plan. However, the LHA are aware that there is a visitor space which can be used for Apartment 13 and so the LHA have no further comments to make.

Yours faithfully

**Ryan Derbyshire**  
 Assistant Engineer  
 Highway Development Control  
 Highways and Transport  
 Lancashire County Council