

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/0755
Our ref D3.2021.0755
Date 18th August 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0755**

Address: **Carr Hall Whalley Road Wilpshire BB1 9LJ**

Proposal: **Proposed change of use of Carr Hall to B2 (General Industrial) use, retaining the existing Class E (Commercial, Business and Service) and B8 (Storage and Distribution) use.**

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

Summary

No objection

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of a B1 (Offices) unit to a B2 (General Industrial) use, retaining the existing Class E (Commercial, Business and Service) and B8 (Storage and Distribution) use at Carr Hall, Whalley Road, Wilpshire.

The LHA are aware of the recent planning history at the site with the Local Planning Authority refusing application reference 3/2020/0568, which was for a leisure development including electric motorsport adventure facility and support building, café building, natural playground and 10 glamping pods at the site.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

Site Access

The proposal will utilise an existing access which currently serves the B1 and B8 use at the site. The site is accessed off Whalley Road which is an A classified road subject to a 30mph speed limit. It is also used to serve Public Footpath 3-46- FP13.

The LHA have reviewed the supporting documents and understands that the site access will remain unaltered following the proposal. Therefore, due to the access already being used to serve the B1 and B8 use, the LHA have no comments to make regarding the site access.

Internal Layout

The LHA have reviewed the Application Form submitted by the Applicant and understands that the site provides 350 car parking spaces for all the units.

The LHA have calculated that for the site to comply with the Joint Lancashire Structure Plan the proposal is required to provide 49 car parking spaces. This figure is less than the existing office use which would be required to provide 122 spaces. Therefore, with the proposal requiring less car parking spaces than the existing use, the LHA have no objection to the proposal.

Public Footpath 3-46-FP13

The LHA are aware that Public Footpath 3-46- FP13 runs adjacent to the existing access. Therefore, the LHA makes the Applicant aware of the informatives below.

Informatives

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- Any damage caused to the surface of the Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

Yours faithfully

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