

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0841
Our ref D3.2021.0841
Date 30th September 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0841**

Address: **Unit2 and Unit 2a (Pendle Mill) Mill Lane Gisburn BB7 4LN**

Proposal: **Proposed change of use from B8 (Storage/Distribution) to B2 (General Industry).**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the change of use of a B8 (Storage/Distribution) existing building to a B2 (General Industry) at Unit 2 and Unit 2a (Pendle Mill), Mill Lane, Gisburn.

The LHA are aware that the Applicants are a company called Weldsmart Ltd who are proposing to relocate from Nelson to the proposed site, as stated in the Planning Statement.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA are aware that the site is accessed off Mill Lane which is a C classified road subject to a 60mph speed limit.

The LHA understands that the site will utilise an existing access which has served the existing B8 building for a number of years. Therefore, with the use of the site being loosely the same with it continuing to be industrial and the access remaining unaltered following the proposal, the LHA are satisfied that the access arrangements complies with the LHAs guidance.

Internal Layout

The LHA have reviewed the Application Form as provided by the Applicant and shown on the Local Planning Authorities website and require further clarification regarding the size of the existing building. This is because the LHA are unsure whether the internal floor area of the building is 2117m² or 4234m². Either way, the site will have a considerable shortfall in parking with the site only providing 15 car parking spaces as shown on IP drawing number 6 titled "Site Plan as Proposed."

The LHA advise the Applicant for the site to comply with the Joint Lancashire Structure Plan, a B2 development with an internal floor area of 2117m² is required to provide 47 car parking spaces, while a B2 development with a floor area of 4234m² is required to provide 94 spaces. Therefore, there is a shortfall of 32 and 79 car parking spaces, respectively.

The LHA by reviewing the site are aware that the site will be unlikely to provide the full minimum parking standards as defined in the Joint Lancashire Structure Plan, due to the existing parking area being small but a few more spaces can be provided. However, for the LHA to accept any shortfall in parking, the LHA require further information from the Applicant.

Firstly, the LHA are aware that the company currently operates in Nelson. Therefore the LHA require an existing Operation Statement, stating the maximum number of staff that are on site at any one time, the number of parking spaces provided at the site, how do employees commute to work and finally the shift patterns of the employees.

In the Operation Statement, the Applicant should also state whether any changes to these variables will apply, should the proposal be approved, and the company relocates to this site.

Ideally, as a minimum, the LHA require the same number of parking spaces at the site as the premises in Nelson but should this not be possible the further information in the guise of the Operation Statement, will allow the LHA to fully assess the parking supply and demand at the site.

Once this information is forthcoming the LHA will be in a better position to fully assess the application.

Yours faithfully

Ryan Derbyshire

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council