

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0841
Our ref D3.2021.0841
Date 7th October 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

No objection subject to conditions

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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation 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 previously responded to the application on 30th September 2021, requesting further information regarding the operations of the business. The Applicant has now provided the LHA with an Operation Statement via an email sent to the LHA on 1st October 2021. This will therefore be reviewed along with the other supporting documents below.

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.

Highway Safety

There have been no Personal Injury Collisions recorded within 500m of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed the Operation Statement and understands that the internal floor area of the site is 2117 square meters. For a B2 development, with the same floor area the LHA require 47 car parking spaces to be provided for the proposal to comply with the Joint Lancashire Structure Plan.

However, as shown on IP drawing number 6 titled "Site Plan as Proposed" the site will provide 15 car parking spaces. Therefore, there is a shortfall in 47 spaces.

Notwithstanding this the LHA will accept the shortfall in parking. This is because in the previous highway comments dated 30th September 2021, the LHA stated that if the site provides a similar number of car parking spaces as the existing site where Weldsmart Ltd is based, which is the Applicant as stated in the Planning Statement, the LHA will accept the shortfall.

The Applicant, as a result, has stated in the Operation Statement, that the existing site in Nelson only provides 10 car parking spaces. Therefore, should the proposal be approved, there will be an increase in 5 car parking spaces in comparison to the existing site and so the LHA will accept the shortfall in parking.

It is also worth noting that the LHA will condition that the site has access to cycle storage facilities to encourage more cycling to work, especially when 9 of the 17 current employees live in the Ribble Valley area. Therefore, by having access to a secure and sheltered cycle storage facility on site it is likely to encourage more employees to cycle to work along with the one of the current employees, as stated in the Operation Statement.

Conditions

1. The development hereby permitted shall not be occupied until such time as the

parking and turning facilities have been implemented in accordance with IP drawing number 6. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

2. No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

Yours faithfully

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