

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0889
Our ref D3.2021.0889
Date 20th October 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0889**

Address: **Building K Mitton Road Business Park Mitton Road Whalley BB7 9XE**

Proposal: **Proposed change of use from B2 (General Industry) to E (E Commerical Business and Service) as well as external alterations.**

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 an application for the proposed change of use from a B2 (General Industry) to an E (E Commercial Business and Service) development at Building K, Mitton Road Business Park, Mitton Road, Whalley.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA understands that the site will continue to utilise an existing access directly off Mitton Road which serves the existing Business Park.

With the existing access remaining unaltered following the proposal, the LHA have no comments to make regarding the access.

Internal Layout

The LHA have reviewed SPA drawing number 6429-P02 titled "Proposed Site Plan" and understands the site will provide 11 car parking spaces.

For the development to comply with the Joint Lancashire Structure Plan, the LHA require the Unit to provide 12 car parking spaces as per the internal floor area of the mixed-use development. Therefore, there is a shortfall in one car parking space.

Notwithstanding this, the LHA will accept the shortfall in parking with there being ample car parking spaces around the Business Park and there being 6 designated car parking spaces for the 6 full time employees. Therefore, the LHA will accept the shortfall.

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 SPA drawing number 6429-P02. 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).

Yours faithfully

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