

Development Control
Ribble Valley Borough Council

Phone:
Email:

Your ref: 22.0176
Our ref: D3.22.0176
Date: 31st March 2022

App no: 22.0176

Address: Lidl, Shawbridge Street, Clitheroe

Proposal: Extension of the existing food store and the provision of nine staff car parking spaces

I have viewed the plans and submitted documents and I would make the following comments.

Summary

There is no objection to the proposal subject to the same conditions applied to application 3/2017/0610 for the same proposal.

Lancashire County Council acting as the 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

The store was constructed and opened in 2011 and the latest proposals are for an extension into the neighbouring Peel Street Car Park which has been acquired by Lidl. The extension was previously approved in December 2017, planning reference 03/2017/0610.

There are a number of highway related conditions which are still considered necessary for this application.

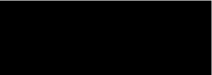
The proposals include an extension of the existing store by a further 375m². This would take the existing gross internal floor area (GIA) of the store from 1,315m² to a total GIA of 1,690m² though the retail floor space (RFA) would only increase by approximately 100m². The proposals would involve an increase in car parking on the site from the existing 54 spaces including four wheelchair accessible and two parent and child, to 63 spaces, including four wheelchair accessible, two parent and child spaces and nine staff spaces through the acquisition of a neighbouring car park.

Access to the main car park will remain as existing, with access taken from Shawbridge Street. The existing access to the Peel Street Car Park will be closed off to allow the store to be extended onto part of the land. The access to the staff car park will be moved slightly further south than the existing.

Since the previous application there has been an increase in the use of electric cars and the provision of an electric charging point should be considered. Secure covered cycle parking should be provided for staff and customers.

Conditions

1. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access.
2. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
3. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials used in the construction of the development;
 - Storage of such plant and materials;
 - The erection and maintenance of security hoardings;
 - Details of construction working hours;
 - HGV delivery times and routeing to/from the site;
 - Contact details for the site manager.
4. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. The site access shall be implemented in complete accordance with the duly approved scheme prior to the extension hereby approved first become open for trading and retained as such thereafter.
5. The car parking spaces and manoeuvring areas shall be provided as shown on approved Drawing Number AD 110 prior to the extension hereby approved being first brought into use, and the car parking area shall be permanently maintained thereafter clear of any obstruction to its designated purpose


Highway Development Control Engineer

Highways and Transport
Lancashire County Council
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