

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0377
Our ref D3.2022.0377
Date 8th June 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0377**

Address: **1 Brewery Street and 7 Berry Lane Longridge**

Proposal: **Proposed change of use from dwellinghouse to dental surgery to allow extension of and internal connection to existing surgery at 7 Berry Lane. Internal changes include creation of two additional surgeries and additional staff space. No external alterations.**

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

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of a dwelling to a dental surgery at 1 Brewery Street, Longridge. The existing dwelling is connected to 7 Berry Lane, which is an existing dental surgery. Therefore, following the proposal the existing dental surgery, which has 5 consulting rooms, will expand into the dwelling providing 2 further rooms.

The LHA are aware that the existing dental surgery is located off Berry Lane which is an C classified road subject to a 20mph speed limit. While the existing dwelling is located off Brewery Street which is an unclassified road subject to a 20mph speed limit.

Phil Durnell

Director of highways and Transport
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The LHA are aware that the dental surgery and the existing dwelling do not provide any off-street parking facilities, and this will not change following the proposal.

For the site to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA require 4 car parking spaces per consulting room. Therefore, following the proposal, the dental surgery has a shortfall of 28 spaces, with the 2 additional consulting rooms contributing to 8 of those spaces.

Despite this the LHA will accept the shortfall in parking at the site. This is because, the site is located in a sustainable location in the centre of Longridge, which is well serviced by public transport such as buses via hourly services. The bus stops are located within walking distance of the site.

Should customers live more locally, with the surgery being a local need, customers could walk to appointments. This mode of travel is likely to occur given the lack of parking facilities at the site.

That being said, should customers choose to drive to the surgery there are a comprehensive package of Transport Regulation Orders along Berry Lane which should prevent inappropriate parking. These bays along the road have limited waiting times, allowing for vehicles to park along the public highway for one hour during 9am-6pm Monday-Saturday. There is also a public car park located along Barclay Road which is within walking distance of the site should the waiting bays along Berry Road be full to capacity.

Therefore, given these reasons stated above, the LHA will accept the shortfall in parking and so have no objection to the proposal.

Yours faithfully

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