

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2022/0598
Our ref: D3/2022/0598
Date: 24 August 2022

For the attention of Stephen Kilmartin

Planning Application No: 3/2022/0598

Grid Ref: 377707 437117

Proposal: Proposed change of use from General Industry to Gin Distillery (Sui Generis).

Location: Unit 6 Union Mill, Watt Street, Sabden BB7 9ED

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.

Two members of staff would be employed, which would generate a low demand for on-road parking on the lower, privately maintained section of Watt Street. There is off-road parking provided for other operations within the mill building, so easing pressure on the on-road parking.

Whilst the development will generate movements by delivery vehicles, these are unlikely to above those generated by the site's existing use class as general industry.

The applicant has indicated that the proposed gin school and tours would be limited to 10 people at a time, and would only take place Thursday, Friday and Saturday between 12pm and 9pm. Whilst there is potential for parking demand from this activity to overlap with existing demand, including that generated by the adjacent primary school, late afternoon and evening events would occur when there is little or no competing demand.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council

Phil Durnell

Director of Highways and Transport
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