

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0948
Our ref: D3.2022.0948
Date: 19th April 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0948**

Address: **The Manor House Bridge Road Chatburn BB7 4AW**

Proposal: **Proposed change of use of second floor owner's apartment to five additional care home bedrooms with ensuite facilities. Roof top dormer on second floor level to provide two additional care home bedrooms and ensuite facilities. Internal alterations to first floor to accommodate new staircase and access lift. Conversion of external storage building to create administration and reception office.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application to provide 6 additional care home bedrooms and convert the existing storage building into an administration and reception office at The Manor House, Bridge Road, Chatburn.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



Site Access

The LHA are aware that the site will continue to be accessed off Bridge Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed PAB drawing number 2224 PL02 titled "Existing Site Plan" and the supporting documents and are aware that the access will remain as existing. Given the access is already established and has served the site for a number of years, the LHA have no objection to the continued use of the access following the proposal.

Internal Layout

The LHA have reviewed PAB drawing number 2224 PL02 titled "Existing Site Plan" and are aware that the drawing has shown that the site can provide 5 car parking spaces. The LHA have reviewed the computer satellite software, Google Streetview and are aware that further car parking spaces can be provided to the rear of the site.

To gain a better understanding of the site's car parking provision, the LHA request that a parking plan is submitted showing how many car parking spaces the site can provide.

The LHA inform the Agent / Applicant that the LHA require the site to provide the full quota of parking to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. The LHA remind the Agent / Applicant that the LHA require one car parking space to be provided per 5 residents. Therefore, this means that the site should provide a minimum of 11 car parking spaces given that the site has 54 bedrooms following the proposal.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

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

