

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/0948  
Our ref: D3.2022.0948  
Date: 25<sup>th</sup> 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**

#### **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 a re-consultation 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



The LHA previously responded to the application on 19th April 2023 requesting further information regarding the parking arrangements at the site. Since then, the Agent has submitted PAB drawing number 2224 PL02 Rev A titled "Existing Site Plan." This will be reviewed below.

### **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 Rev A 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 Rev A titled "Existing Site Plan" and are aware that the existing parking arrangements complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, given the sites use. Therefore, the LHA have no objection to the proposal.

### **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 PAB drawing number 2224 PL02 Rev A. 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

