

Development Control  
Ribble Valley Borough Council

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Your ref: 22.0982  
Our ref: D3.22.0982  
Date: 16<sup>th</sup> November 2022

**App no: 22.0982**

**Address: Former Public Toilets Market Place Longridge**

**Proposal: Proposed demolition of existing derelict toilet block and erection of a new single storey dwelling.**

The submitted documents and plan 'Proposed site plan' JM-0254-003-Rev A have been reviewed and the following comments are made.

### **Proposal**

The application seeks to demolish the former public toilet block and erect a one-bedroom dwelling with a new vehicle crossing on Market Place to serve a single car parking space.

### **Access and parking**

The site plan proposes a block paved car parking space measuring 6.4m long by 2.6m wide. The size prevents the vehicle from being able to turn and exit onto Market Place in forward gear. The paving is bound and porous and is considered acceptable.

This will require a new vehicle crossing on Market Place B5269 which is subject to a 30mph speed limit. There is a surface water road gully along the frontage of the site.

The vehicle crossing causes conflict with the adjacent road junction and bus stop, where the kerb tapers across the development site. The single parking space will require a reversing manoeuvre on the adopted highway which is a classified road carrying a significant volume of traffic of approximately 8000 vehicles a day, with a high percentage of heavy vehicles of approximately 8%.

The Highway Authority would object to the new vehicle crossing required for the car parking space at this location due to conflict with highway users on a busy section of classified road.

Should the application be considered for approval we would require the off-street parking bay, accessed from Market Place, removed from the scheme and a secure, cycle store being provided.

### **Lancashire County Council**

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



The site is located within walking distance of mainline bus services and local facilities and could support residents without a car. However, we would seek to secure a car parking place and electric vehicle charging point at the dwelling with a potential alternative point of access on King Street, which is adopted highway.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
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