

Development Control
Ribble Valley Borough Council

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Your ref: 22.0983
Our ref: D3.22.0983
Date: 16th November 2022

App no: 22.0983

Address: Former Public Toilets Market Place Longridge

Proposal: Application for the demolition of a unlisted building (Former Public Toilets) within a conservation area.

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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