

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/1007  
Our ref: D3.2022.1007  
Date: 29<sup>th</sup> November 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/1007**

Address: **2 and 2a Shawbridge Street Clitheroe BB7 1LY**

Proposal: **Listed Building Consent for repairs to timber shop frontage, replacement of damaged glass to the shop frontage, installation of internal timber stud partitions to form three separate retail units with associated WC's and stores.**

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 a listed building consent application for the repairs to the shop frontage and installation of internal timber stud partitions to form three separate retail units at 2 and 2a Shawbridge Street, Clitheroe.

#### **Lancashire County Council**

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



**Site Access/ Internal Layout**

The LHA are aware that the site will continue to be accessed off Shawbridge Street which is a C classified road subject to a 20mph speed limit.

The LHA are aware that the site will not provide any off-street car parking spaces to serve the three retail units. While this does not comply with the LHAs parking guidance, the LHA will accept any shortfall in parking. This is because the proposal is located in the centre of Clitheroe town centre where car parking facilities and other more sustainable transport modes such as public transport can be found.

Despite the LHA accepting the shortfall in parking, the LHA will request that an Operation Statement is submitted detailing whether any of the three retail units have an end user in mind and whether any servicing areas for deliveries will be provided.

**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

