

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1080
Our ref: D3.2022.1080
Date: 20th December 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/1080**

Address: **The Workshop 27 Bawdlands Clitheroe BB7 2LA**

Proposal: **Removal of condition 4 (operations) of planning permission 3/2020/0311 to allow nos. 27 and 29 Bawdlands to exist as separate units.**

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

Summary

No Comments

No comments to Removal of Condition 4.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of a discharge of conditions application to remove Condition 4 (Operations) from planning application 3/2020/0311, which was an application to develop the workshop into a studio for martial arts classes and other health and fitness related activities at The Workshop, 27 Bawdlands, Clitheroe.

The permitted application had Condition 4 implemented on the decision notice which restricted numbers 27 and 29 Bawdlands from becoming separate units. Unfortunately, as explained in the supporting documents for the application, the martial arts club are being evicted from number 29 Bawdlands and so will only operate in number 27 meaning that there is likely to be two separate units at the site.

While the LHA have no information concerning the end user for number 29 Bawdlands, should this application be permitted, the LHA did not request on the permitted application 3/2020/0311, for the condition to be implemented. Therefore, the LHA have no comments to make regarding the removal of the condition.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
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Yours faithfully

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

