

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0041  
Our ref: D3.2023.0041  
Date: 7<sup>th</sup> February 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0041**

Address: **9 Berry Lane Longridge PR3 3JA**

Proposal: **Proposed change of use from fast food outlet to dental surgery.**

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

### **Summary**

#### **No objection**

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.

### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use from a fast-food outlet to a dental surgery at 9 Berry Lane, Longridge.

The LHA are aware that the building in question is subdivided into the existing fast-food outlet and the dental surgery. The dental surgery also has access to the first floor of the fast-food outlet and there has been a recent application, under application reference 3/2022/0377, to convert the adjacent dwelling into a dental surgery which was permitted by the Local Planning Authority. This means that there are currently 7 consulting rooms and should this application be approved a further 2 consulting rooms will be located at the site.

In any case, the LHA are aware that the existing fast-food outlet is located off Berry Lane which is an C classified road subject to a 20mph speed limit. The LHA are aware

#### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
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that the dental surgery and the fast-food outlet do not provide any off-street parking facilities, and this will not change following the proposal.

For the site to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA require 4 car parking spaces per consulting room. Therefore, following the proposal, the dental surgery has a shortfall of 36 spaces, with the 2 additional consulting rooms contributing to 8 of those spaces.

Despite this the LHA will accept the shortfall in parking at the site. This is because, the site is located in a sustainable location in the centre of Longridge, which is well serviced by public transport such as buses via hourly services. The bus stops are located within walking distance of the site.

Should customers live more locally, with the surgery being a local need, customers could walk to appointments. This mode of travel is likely to occur given the lack of parking facilities at the site.

That being said, should customers choose to drive to the surgery there are a comprehensive package of Transport Regulation Orders along Berry Lane which should prevent inappropriate parking. These bays along the road have limited waiting times, allowing for vehicles to park along the public highway for one hour during 9am-6pm Monday-Saturday. There is also a public car park located along Barclay Road which is within walking distance of the site should the waiting bays along Berry Road be full to capacity.

And its worth noting that the fast-food outlet already has a significant shortfall in parking, with the LHA requiring 1 car parking space per 8 square metres of internal floor area, meaning that there is already a shortfall of 5 spaces at the site.

Therefore, given these factors stated above, the LHA will accept the shortfall in parking and so have no objection to the proposal.

Yours faithfully

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

