

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0188
Our ref: D3.2023.0188
Date: 3rd July 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0188**

Address: **Royal Oak Inn Waterloo Road Clitheroe BB7 1NS**

Proposal: **Proposed two storey side extension, single storey extension to side rear. Alterations to existing fenestration and change of use from A4 (Drinking Establishment) to Class E (Commercial, Business and Service).**

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

Summary

No objection subject to conditions

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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use from Use Class A4 to Class E and a proposed side extension at Royal Oak Inn, Waterloo Road, Clitheroe.

Site Access/ Internal Layout

The LHA are aware that the site fronts Waterloo Road, an A classified road subject to a 30mph speed limit and Salthill Road, an unclassified road subject to a 20mph speed limit.

Lancashire County Council

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



The LHA have reviewed the supporting information and are aware that no car parking facilities will be provided for the site. For the site to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the site is required to provide 13 car parking spaces given the internal floor area of the proposed offices.

Despite no car parking spaces being provided the LHA will accept any shortfall in parking. This is because there has always been a shortfall in parking at the site. The existing public house, when it was operational, was required to provide 27 car parking spaces to comply with the LHAs parking guidance. This is 14 more than the proposed use. Therefore, given more car parking spaces are required for the existing use and there being no operational concerns associated with inappropriate parking within the vicinity of the site, the proposal is unlikely to exacerbate the existing highway situation and so the LHA have no objection to the proposal.

The LHA also note that the site is located in a sustainable location, with the closest bus stops being located on Waterloo Road and Chatburn Road. While the bus services which pass these bus stops are limited, the site is located within 600m of Clitheroe interchange where occupants of the site can either use the provided bus or train services.

Should occupants drive to work, there is a public car park located to the rear of the building along North Street. Should this area be full to capacity, there are plenty of other public car parks within the centre of Clitheroe with this only being 400m away.

To encourage cycling to the site, the LHA will request that the provided cycle storage facilities, as shown on Aldrock drawing number 001 Rev A titled "Existing and Proposed Plans," are sheltered from the weather and secure for users. The LHA will also request that the area provides enough space for a minimum of 6 bicycles.

Construction Management Plan

The LHA will condition a Construction Management Plan is submitted prior to commencement of the development with the LHA requiring details regarding the works associated with the side extension which is located off the adopted highway. The LHA require details regarding the changes to the boundary wall and inform the Agent that any works in this location will be subject to a permit from the LHAs Operations team.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the commercial unit has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Informatives

The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Yours faithfully

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

