

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
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Your ref: 3/2023/0202
Our ref: D3.2023.0202
Date: 16th May 2023

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2023/0202**

Address: **7 to 9 King Street Clitheroe BB7 2EU**

Proposal: **Conversion to dental practice. Proposed extension to provide clean utility at first floor and staff dining room at second floor. New window replacement throughout. Solar PV panels to the south east facing roof pitch.**

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

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of a pharmacy to a dental practice including a proposed extension at 7 to 9 King Street, Clitheroe.

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

The LHA have reviewed the site and are aware that the site will not provide any car parking spaces to serve the proposed dental surgery. For the proposal to comply with the LHAs

Lancashire County Council

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



parking standards as defined in the Joint Lancashire Structure Plan, the site is required to provide 40 car parking spaces.

However, the LHA will accept the shortfall in parking. This is because the dental surgery is located in the centre of Clitheroe, where there is access to a number of public car parks within walking distance of the site. There are also on-street waiting bays located along King Street, with visitors able to park for a maximum of one hour between Monday to Saturday 9am-7pm.

Should employees or customers want to travel by more sustainable modes of transport than the private car, they can take advantage of bus and train services which are located within a short walking distance of the site.

It is also worth noting that the existing pharmacy should have provided 47 car parking spaces, given the internal floor area of the shop to comply with the LHAs parking guidance, which is 7 more car parking spaces than the proposed use.

Therefore, given these factors highlighted above the LHA have no objection to the proposal subject to a Construction Management Plan being conditioned. The LHA remind the Developer that should any scaffolding be erected adjacent or on the adopted highway during the construction phase of the development, a scaffolding licence and a permit is required from the LHAs Streetworks team. Please contact the Streetworks team on lhsstreetworks@lancashire.gov.uk for further details, prior to works commencing.

Conditions

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.

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

