

Development Control
Ribble Valley Borough Council

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Your ref: 23.0378
Our ref: D3.23.0378
Date: 20th October 2023

App no: 23.0378

Address: Pendle Mill Pendle Road Clitheroe BB7 1JQ

Proposal: Reserved matters application relating to appearance/landscaping/layout/scale following outline planning permission 3/2022/0632

Further to my original comments dated 13th June, amended plans have been submitted and reviewed and the following comments are made.

History

Outline with access application reference 3/2022/0632 approved a Care Home with up to 70 beds. Highway related conditions on outline permission are numbered 11-15 and include 11 - construction traffic management plan, 12 - site access and off-site highway works, 13 - retaining structures alongside Pendle Road, 14 - visibility splays and 15 – surface water drainage. Condition 23 requires a scheme for electric vehicle charging points to be submitted.

A new access is approved on Pendle Road and this will serve the 28 space car park, including 2 disabled spaces and 4 electric vehicle charging points.

Parking

The parking provision is considered acceptable.

A covered cycle store is incorporated within the scheme at lower ground level and can be seen on drawing ref: H.21.78-(00) 2. Four racks are shown providing covered storage for up to 8 bicycles.

Servicing

A turning area has been included in the design which will allow all vehicle to enter, turn and exit on Pendle Road in forward gear.

Lancashire County Council

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



Conclusion

Lancashire County Council acting as the 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.

Should the application be approved the following conditions are requested.

1. Prior to first use of the development hereby permitted, the car and cycle parking, and internal turning area shall constructed and marked out in accordance with the approved drawing.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

