

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0541  
Our ref: D3.2023.0541  
Date: 17<sup>th</sup> August 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0541**

Address: **Unit 26 Mitton Road Business Park Whalley BB7 9YE**

Proposal: **Application for change of use of class B2/B8 unit (general industry/storage) to class E (retail). Proposed opening hours Monday - Friday 8.00am - 6.00pm, Saturdays 9.00am to 4.30pm, Sundays and Bank Holidays 10.00am to 4.00pm.**

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

### **Summary**

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of a Class B2/B8 unit to Class E (retail) at Unit 26, Mitton Road Business Park, Mitton Road, Whalley.

The LHA are aware of the most recent planning history at the site, with it being listed below:



3/2017/0714- Extension to existing industrial estate (Class B1, B2 and B8 use) to include car parking, landscaping and service infrastructure. Permitted 01/12/2017.

### **Site Access**

The LHA are aware that the Business Park is located off Mitton Road, which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and are aware that the access has recently been approved under application reference 3/2017/0714 to serve the unit and the extension to the existing business park. Therefore, with the access remaining unaltered following the proposal and the access already being approved, the LHA have no further comments to make.

### **Internal Layout**

The LHA require a parking plan to be submitted showing the Units car parking area. The LHA are aware by reviewing the Application Form that the Unit can provide 4 car parking spaces. However, before the LHA can accept any shortfall in parking at the Unit, with the LHA usually requiring 7 car parking spaces given the internal floor area and the proposed use, the LHA require a parking plan to be submitted.

### **Conclusion**

Before the LHA can accept any shortfall in parking for the Unit, the LHA require a parking plan to be submitted showcasing the Units designated car parking area.

Yours faithfully

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

