

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0543  
Our ref: D3.2023.0543  
Date: 24<sup>th</sup> August 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0543**

Address: **10 Bridge Road Chatburn BB7 4AW**

Proposal: **Change of use of, and alteration to, ground floor of premises from use class C3 (dwelling) to Class E (commercial) for a dog grooming salon. Retention of residential use on first floor.**

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 dwelling to a dog grooming salon on the ground floor and a one bed flat on the first floor at 10 Bridge Road, Chatburn.

#### **Site Access/ Internal Layout**

The LHA are aware that the site will continue to be accessed off Bridge Road which is a C classified road subject to a 30mph speed limit.



The LHA have reviewed the supporting information and are aware that the dog grooming salon is currently based in an ancillary building to The Brown Cow Public House where the Applicants currently reside. The Public House is located across the carriageway from the proposed site and the new premises are required to ensure that there is more space for grooming and welfare facilities for staff members.

The LHA are aware, as stated in the Planning Statement, that no car parking facilities will be provided for the one-bedroom flat but a car parking space can be used by the dog grooming salon, with this space being located on the car park serving The Brown Cow Public House, where the Applicants are currently the licensees.

The LHA have no comments to make regarding the residential element of the proposal, with the site already being a dwelling but the LHA require further information regarding the car parking space located at the Public House car park. The LHA require an agreement to be reached between the Applicant and the owner of the Public House, regarding a minimum of 2 car parking spaces or at the absolute minimum one car parking space being a designated area for the proposed dog grooming salon. This space should then be designated to the proposal for the full duration of the proposals operating life and the agreement should be sent to the LHA to support the application.

The LHA are requesting that 2 car parking spaces are provided because a maximum of two dogs will be on site at any one time, with one being groomed and one pet waiting. Therefore, 2 customer spaces should be provided. However, should only one space be agreed the LHA will condition that a maximum of one customer/dog is on site at any one time, due to on-street parking within the vicinity of the site being close to full capacity.

### **Conclusion**

The LHA require an agreement to be reached between the Applicant, who are the current licensees at the Brown Cow Public House and the owner of the Public House, allowing for an absolute minimum of one car parking space on the car park being used by the proposal, for the full lifespan of the dog grooming business. This agreement should then be sent to the LHA to support the application.

Should the agreement be forthcoming, the LHA will have no objection to the proposal.

Yours faithfully

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

