

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0547
Our ref: D3.2023.0547
Date: 27th July 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0547**

Address: **Rossendale House York Street Clitheroe BB7 2DL**

Proposal: **Permission in principle application for change of use of children's nursery to selfcontained flats.**

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

Summary

No objection

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a permission in principle application for the change of use of a children's nursery to self-contained flats at Rossendale House, York Street, Clitheroe.

Site Access/ Internal Layout

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

The LHA are aware that due to the type of application, limited information needs to be submitted as part of the application. Therefore, while the LHA are unsure on the scale of



development proposed following the change of use and whether the site can provide any off-street parking, which is unlikely, the LHA have no objection to the proposal.

The LHA have no objection because the site is in a sustainable location in the centre of Clitheroe, where public transport services are provided with the bus station and railway station being located a short walking distance away. The site is also within walking distance of the town centre where key local amenities such as shops and schools are located.

The lack of parking facilities should deter prospective tenants and favour those without access to a private vehicle, but should they have access to one there are public car parks within walking distance of the site and there are traffic regulation orders within the vicinity of the site to prevent any inappropriate parking.

Before concluding it is worth noting that the existing use, which was a nursery, was likely to have a greater demand on parking than the proposed use. While the LHA are unsure on the numbers of staff members employed at the site and the number of children who went to the nursery, for the site to comply with the LHAs parking guidance the LHA would have required 1 space per 10 children and 1.5 spaces per 2 staff members. Therefore, it's likely the existing use would have had a greater shortfall in parking than the proposed use and so the LHA have no objection to the proposal.

Yours faithfully

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

