

Development Control
Ribbles Valley Borough Council

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Your ref: 23.0635
Our ref: D3.23.0635
Date: 11th September 2023

App no: 23.0635

Address: Primrose House Primrose Road Clitheroe

Proposal: Listed Building Consent for removal of a section of boundary wall to the north of Primrose House to facilitate new access to proposed new dwelling (subject to Planning permission 3/2023/0634)

The submitted documents and plans have been reviewed and the following comments are made.

Proposal

The application seeks to erect a new 3-bedroom dwelling with a new 3m wide access from The Old Cotton Mill car park with 4 car parking spaces.

The Old Cotton Mill car park and private road are not within the red or blue edges on the location plan.

Access

The site is accessed via an unnamed privately maintained road which carries public footpath FP-3-01-017. The nearest adopted highway is Woone Lane and Primrose Road which are unclassified and subject to a 20mph speed limit.

The private road joins Woone Lane at an acute angle which requires drivers to use the whole width of the road when turning from Woone Lane, from the south, into the private road. This is a concern as Woone Lane and Primrose Road carries local through traffic as well as the immediate residential and commercial traffic and the private road carries the traffic from circa 25 apartments.

The private road width varies between 3-6m and has no separate footway, piped surface water drainage or street lighting. It currently provides access to The Old Cotton Mill, which has been converted to residential apartments, which provides car parking for circa 33 cars/25 apartments.

The creation of the new access within the car park will result in the loss of 2 parking spaces marked '15' and 'V', which refer to apartment 15 and visitor. This is not within the red or blue edges and further information is requested to identify the ownership and management of these spaces and where the car parking spaces will be displaced to.

The Highway Authority have concerns regarding the suitability of the access from Woone Lane to the site, which has sub-standard infrastructure and would request further information is submitted.

Refuse

Further details are requested regarding how the refuse will be collected from the dwelling and where the bin storage and collection points are.

Parking

The car parking for the new 3-bedroom dwelling is acceptable. Secure, covered cycle parking is required and an electric vehicle charging point.

The driveway should be paved in a porous and bound material.

Conclusion

Lancashire County Council acting as the Highway Authority requests further information regarding the access and refuse collection for the proposed development before final comments and conditions can be submitted.

Kelly Holt
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