

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0784
Our ref: D3.2023.0784
Date: 10th November 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0784**

Address: **53 to 57 Berry Lane Longridge PR3 3NH**

Proposal: **Change of use of Unit 2 from retail unit (Class E) to a Hot Food Takeaway (Sui Generis) with installation of extraction equipment. Shop front alterations to units 1 and 2 (pursuant to variation of condition 5 of 3/2023/0055 (delivery times) to allow deliveries between 7am and 11pm from Berry Lane)**

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

Summary

Objection

Objection to Variation of Condition 5.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a discharge of condition application to vary condition 5 (Delivery Times) from planning permission 3/2023/0055. The approved application was a change of use of a retail unit to a Hot Food Takeaway at 53 to 57 Berry Lane, Longridge.

Condition 6

" The use hereby approved shall operate in accordance with the submitted Servicing and Delivery Management Plan (June 2023). Deliveries shall be from Berry Lane only and only between the following hours:



07:00 to 09:00
18:00 to 21:00

Monday to Sunday, including Bank Holidays

There shall be no incoming HGV movements operated from the premises or site outside the stated operating hours.

Reason: In the interests of protecting the residential amenities of nearby residents and ensuring the proposal does not result in an unacceptable impact on the local highways network."

Highway Comments:

The LHA have reviewed the Cover Letter provided by the Planning Consultant and object to the variation of condition. The Agent is aiming to vary the agreed delivery times for the unit from 07:00 to 09:00 and 18:00 to 21:00 to between 07:00- 23:00.

The LHA object to the variation of these delivery times because the Unit does not have a designated off-street servicing area. This means that servicing vehicles will have to service the site via the limited waiting bays provided along the frontage of Berry Lane, where the Unit is located. Unfortunately, due to the centralised location with there being key local amenities within the vicinity of the site, these bays throughout the day are generally full to capacity. Therefore, the LHA are concerned that large servicing vehicles may park opposite the Unit, should these waiting bays be full or not have the required space for the vehicle. Should these servicing vehicles do this, they will be in breach of the Traffic Regulation Order (TRO) in place opposite the Unit, which aims to prevent vehicles from waiting there at any time. Not only this but servicing vehicles undertaking this action will likely obstruct the traffic flow along Berry Lane which could compromise highway safety and vehicles parked in this location are also likely to override the footway, constraining the width which could compromise pedestrian safety.

Other locations to service the Unit such as from Warwick Street, are likely to be unacceptable for deliveries throughout the day with the site again needing to be serviced on-street. Warwick Street is unlikely to be acceptable because the adopted highway experiences high volumes of vehicles parking on both sides of the carriageway, meaning that it will be unlikely that there will be adequate space for servicing vehicles to park without obstructing the traffic flow.

Therefore, given the concerns associated with servicing in this location, the only way to make servicing acceptable was to place a suitable restrictive condition on the application to allow servicing to occur out of peak hours and when the commercial units along Berry Lane are likely to be closed. The LHA do not have any objection to extending the evening servicing hours from 18:00- 21:00 to 18:00- 23:00 but are unable to accept deliveries occurring throughout the day in this location.

Yours faithfully

Ryan Derbyshire
Assistant Engineer



Highway Development Control
Highways and Transport
Lancashire County Council

