

Development Control
Ribble Valley Borough Council

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Your ref: 23.0997
Our ref: D3.23.0997
Date: 6th March 2024

App no: 23.0997

Address: The Royal British Legion Towneley Road Longridge

Proposal: Proposed residential development of 12 apartments (with restricted occupancy for residents aged 55 and over) following the demolition of the social club. Resubmission of 3/2020/0960

The submitted documents and plans including PGB Architectural Services 3391-120-ev D dated Nov 2023 – Planning Ground Floor/Site plan have been reviewed and the following comments are made. It is noted that many documents submitted include the previously refused layout including the Transport Statement, Drainage Assessment and Landscape plans.

History

Application reference 3/2020/0960 Proposed residential development of 13 apartments following the demolition of the social club. This application was refused for the following reason:-

1. The proposed scheme due to its scale and resultant lack of provision for disabled parking and delivery / loading bays within the site does not provide adequate or inclusive access to the site, Furthermore the lack of provision for deliveries and servicing would place increased pressure on the on street parking in conflict with other road users to the detriment of highway safety. As such the proposal would be contrary to policy DMG1 of the Core Strategy for the Ribble Valley and Para 130 of the NPPF.

Subsequently the proposal was dismissed at appeal reference APP/T2350/W/22/3299884 and the Inspector agreed that off-street disabled car and delivery vehicle parking is required.

Proposal

This application seeks the demolition of the social club and erection of a building comprising 12 apartments, 3 x 1 bedroom and 9 x 2 bedroom, restricted to over 55's. This is a reduction in 1 x 1 bedroom apartment from the previous application.

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PO Box 100, County Hall, Preston, PR1 0LD



There are 3 off-street car parking bays comprising a disabled bay, electric vehicle charging bay and delivery vehicle bay with a new access on Towneley Road. This is an increase of 3 off-street spaces from the previous application where there were no spaces proposed.

Access

Towneley Road is unclassified and subject to a 20mph speed limit. There is a new access proposed to serve an off-street parking area for 3 vehicles. This will require a new vehicle crossing in the highway and the relocation of a street lighting column. These works will need to be carried out under a S278 agreement with Lancashire County Council.

Parking

The site would be expected to support residents without private cars due to the lack of off-street car parking proposed.

The site is within close walking distance of Longridge town centre where there are good transport links by both bus and train to the wider area, including Preston and Blackburn and local facilities.

There are 3 off-street spaces proposed at the site which would be designated for disabled badge holders, electric vehicle charging and deliveries. The disabled and electric vehicle charging bay are provided within the under-croft area.

There are 5 cycle racks within the covered area to the rear of the parking area with level access to Towneley Road, this area could potentially house mobility scooters if necessary.

This is considered acceptable.

Conclusion

Lancashire County Council acting as the 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.

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction



- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Prior to the first occupation of the apartment block, the formation of the vehicle crossing and relocation of the street lighting column shall be completed under an appropriate agreement with Lancashire County Council Highways.

Reason: To mitigate the impact of the development traffic on the highway network.

3. Prior to the first occupation of the apartment block the disabled, electric and delivery parking bays shall be constructed in a bound and porous material and be appropriately signed and marked for that purpose and maintained thereafter for that purpose.

Reason: To provide parking for disabled, electric and service vehicles.

Informative note

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .

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 Highway Development Control Engineer
 Highways and Transport
 Lancashire County Council
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