

Ribble Valley Borough Council
Housing & Development Control

Phone: 

Your ref: 3/2024/0128
Our ref: D3.2024.0128
Date: 27th March 2024

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2024/0128**

Address: **Cunliffe House Farm Longsight Road Langho BB6 8AD**

Proposal: **Prior notification for change of use of agricultural building to a use within Class B8 (Storage and Distribution) under class R for the storage of ATV vehicles in connection with a wider dealership.**

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) have been consulted on a prior notification application for the change of use of an agricultural building to a use within Class B8 (Storage and Distribution) under class R for the storage of ATV vehicles in connection with a wider dealership at Cunliffe House Farm, Longsight Road, Langho.



Site Access/ Internal Layout

The site will continue to utilise an existing unadopted access track located off The Rydings, which is an unclassified road subject to a 30mph speed limit. The existing access track currently serves the farm and other commercial units including a garden centre.

Before the LHA can comment on the suitability of the access track and the site for the proposed use, the LHA require further information in the guise of an Operation Statement to be submitted. The LHA require information regarding the following:

- Where is the ATV dealership located?
- Will any sales occur at the site?
- The frequency of deliveries to and from the site.
- The types of vehicles which will service the site.

Should the site be open to the public, the LHA will require suitable parking facilities to be provided and should the frequency of deliveries be high, a suitable turning area for the largest servicing vehicle should be provided.

Conclusion

The LHA require an Operation Statement to be submitted detailing the frequency of deliveries and the type of vehicles that will service the site. Details should also emerge regarding whether sales will occur at the site and whether the site will be open to the public. These details will allow the LHA to assess whether infrastructure including parking and servicing areas are required following any potential intensification of use.

Yours faithfully

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

