

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2024/0408
Our ref: D3.2024.0408
Date: 19th June 2024

App. no: 3/2024/0408

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 4 of 3/2023/0055 (hours of operation) to change opening hours to between 11am and midnight Sunday to Thursday and 11am to 1am on Friday and Saturdays

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

History

23/0784 - 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). Refused.

Reason 2 - The proposal, by virtue of extending servicing and delivery hours to between 09:00 and 18:00, would likely result in servicing vehicles unable to park in designated bays at the front of the unit, meaning they are likely to obstruct the road and the traffic flow along Berry Lane. This would result in an unacceptable impact on highway safety and as such is not compliant with DMG3 (Transport and Mobility) or Paragraph 111 of the NPPF.

23/0055 - 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. Approved

Condition 4 pursuant to 23/0055

The hot-food takeaway use hereby approved shall only be operated between the following hours:

11:00 to 23:00 Monday to Sunday, including Bank Holidays



There shall be no business operated from the premises or site outside the stated operating hours.

Reason: To comply with the terms of the application and in the interests of protecting the residential amenities of nearby residents.

Comments:

The application seeks to vary the opening times from 11:00 to 23:00 Monday to Sunday including bank holidays to 11:00 to midnight Sunday to Thursday and 11:00 to 01:00 on Friday and Saturdays.

The delivery times stated in condition 5 will remain the same.

There is no objection to the proposed variation.

Yours faithfully

Kelly Holt
Highway Development Control
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

