

Development Control
Ribble Valley Borough Council

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Your ref: 24.0484
Our ref: D3.24.0484
Date: 5th November 2024

App no: 24.0484

Address: Ramsgreave Bakery Pleckgate Road Ramsgreave

Proposal: Proposed demolition of existing warehouse structure and erection of two separate blocks of industrial units (use class B2/B8) comprising one block of five units, each with a mezzanine floor and one block of two units each with a mezzanine floor, including associated car parking and service yard.

Further to our original comments dated 21st October, a swept path analysis for a 12m long rigid vehicle is submitted and has been reviewed and the following comments are made.

Proposal

The application seeks to demolish the existing building which is stated to comprise of 581.5sqm B2 use and 581.5sqm B8 use totalling 1163sqm.

There are 7 new units proposed comprising 497sqm B2 use and 497.5sqm B8 use totalling 994sqm which is an overall reduction in floor area of 169sqm.

The end users are not known therefore employee numbers and servicing requirements are unknown.

Access

Pleckgate Road which is unclassified and subject to a 30mph speed limit. All commercial vehicles must access the site via Ramsgreave Drive signalised junction to the southwest side of the site. This junction lies within the Blackburn with Darwen area, it is noted that they raise no objection to the proposal.

Access to the site is via a privately maintained access road and shown on drawing 'Site access route – 187-07 Rev B'. There is a swept path for an articulated wagon shown exiting the site access onto Pleckgate Road and turning within the yard. When visiting site it is apparent that due to the existing car parking which occurs at the neighbouring units that an articulated vehicle could not be able to access the site.

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



A swept path for a 12m long rigid vehicle is submitted for the full route, including showing the vehicle entering, turning and exiting onto the private access road in forward gear with the existing car parking. We would request a condition that the area shown on this drawing is kept clear at all times.

The full site access route up to Pleckgate Road should be included in the red edge and the applicant should demonstrate that they have a right of vehicle access over the land.

Parking

There are 17 car parking spaces proposed including 2 disabled parking bays. There are 2 motorcycle bays proposed and in addition a secure, covered cycle store is required for at least 2 bicycles.

As the end users are unknown, therefore we would apply the parking standards as a guide for a medium accessibility site and for the B2 use this equates to 9 spaces (1 space per 53sqm) and for the B8, 2 spaces (1 space per 235sqm). There is an over provision of car parking proposed however this is supported due to the constrained layout surrounding the site and this will prevent any over spill car parking onto the surrounding highway.

Conclusion

As detailed above the use of articulated wagons at the site is not considered appropriate due to the existing access constraints and parking at neighbouring premises.

The proposed units do not appear likely to require this size of vehicle to their relatively small size. A smaller 12m rigid goods vehicle has been tracked as described above.

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

Should the application be approved the following conditions are requested.

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. The area shown on drawing 'Iris Sustainable Planning – SP001 Swept path for 12m rigid vehicle' shall be kept clear at all times of all physical obstructions. Reason: To ensure adequate turning space for large vehicles.
3. Prior to first trading the car and motorcycle parking shown on the approved plan shall be provided and maintained thereafter for the purposes of parking by staff, customers and visitors of the site. Reason: To provide adequate car parking on site.
4. Prior to first trading a secure covered cycle store for at least 2 bicycles shall be provided and maintained thereafter for that purpose. Reason: To support sustainable travel.

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