

Development Control  
Ribble Valley Borough Council

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Your ref: 24.0484  
Our ref: D3.24.0484  
Date: 21<sup>st</sup> October 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.**

The submitted documents and plans have 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. A smaller vehicle would need to be used and a swept path should be 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 included.

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. We would request that a smaller 12m rigid goods vehicle is tracked as described above.

We would request an opportunity to provide further comments and conditions should the application be considered for approval.

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