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Your ref: 3/2024/0595

Our ref: 3/2024/0595/HDC/KW

Date: 21 March 2025

Location: 5 Mersey Grove Clitheroe BB7 2FG

Proposal: Regularisation of change of use and conversion of garage to form dog grooming salon. Operating hours 9am to 7pm Monday to Friday and Saturday 10am to 4pm.

Grid Ref: 373132 441000

Dear Emily Pickup

With regard to your consultation letter dated 11 February 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Lancashire County Council acting as the Local Highway Authority has concerns regarding the proposal and 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the regularisation of change of use and conversion of garage to form dog grooming salon. Operating hours 9am to 7pm Monday to Friday and Saturday 10am to 4pm at 5 Mersey Grove Clitheroe.

Site Access

The site currently utilises existing access onto Mersey Grove which is a private road subject to a 20mph speed limit. The vehicle crossing allows for access to two off street parking spaces and the garage.

Internal Layout

Whilst no parking plan or information relating to the number of bedrooms within the dwelling has been provided, the LHA would remind the applicant that a 2-3 bedroom dwelling should provide 2 off street parking spaces and a 4+ bedroom dwelling should provide 3 off street parking spaces in line with the LHA's guidance as set out in the Joint Lancashire Structure Plan.

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Whilst the applicant makes note that clients are requested to walk to the development where possible, given the narrowness of Mersey Grove and the lack of continuous footway provisions it is expected that pedestrians will be walking within the road, as such any vehicle parking on the road is likely to push pedestrians further into the road and around any vehicles obstructing the route as such on-street parking is likely to create highway safety concerns.

It is noted that the applicant plans to have only one client scheduled at a time, the LHA would look for one additional parking space to be created alongside the required parking provisions for the dwelling to ensure that no vehicles are parked on the road. A 10 minute break between clients should be implemented to ensure only one vehicle associated with the business is present at any time to avoid any conflict within the road and the parking area.

As such the LHA would look for a parking plan to be provided before we are able to fully determine the highway impacts.

Conclusion

Upon submission of the above, the LHA will be in a position to give further consideration to the application.

Yours sincerely

Kate Walsh

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council



W: <http://www.lancashire.gov.uk>