

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 24.0667  
Our ref: D3.24.0667  
Date: 17<sup>th</sup> October 2024

**App no: 24.0667**

**Address: Ground floor Unit 5b Abbey Works King Street Whalley**

**Proposal: Regularisation of unauthorised change of use to bar and music venue.**

Further to our previous comments dated 5<sup>th</sup> September 2024, the updated information has been reviewed and the following comments are made.

### **Red edge**

The edge has been amended to include two car parking spaces associated with the building. The edge should include the access and extend to King Street.

### **Access**

The route between King Street and the venue provides no separate footways or lighting for pedestrians and is a mix of informal car parking and service areas for a mix of commercial uses which generate goods vehicles.

We raised an objection to application 23/0771 for a change of use to taxi booking office at the first floor of these premises to pedestrian safety concerns and we would raise the same issues for this application.

### **Parking and servicing**

There are two car parking spaces included within the red edge. There are two rooms for hire on the ground floor in addition to the bar/restaurant and a taxi booking office on the first floor.

There are servicing details provided.

The car parking appears inadequate for the proposed uses.

### **Conclusion**

Lancashire County Council acting as the Highway Authority would raise an objection regarding the proposed development and are of the opinion that the proposed development will have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

