

Ribble Valley Borough Council

Phone: 0300 123 6780

Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 24.0864

Our ref: D3.24.0864

Date: 5<sup>th</sup> March 2025

**App no: 24.0864**

**Address: Conkers Day Nursery, Dewhurst Road, Langho**

**Proposal: Change of use from day nursery (Use Class E (f)) to a mixed use including day nursery and education facility (sui generis).**

The submitted documents and plans have been reviewed and the following comments are made.

### **Proposal**

The application seeks to change the use from a children's day nursery (E(f)), accommodating pre-school age children, to a daycare service (E(f)) and education facility (F1(a)) for older school age children.

There is no change in floor area or employee numbers (14 FTE).

### **Access**

There are no changes proposed to the access. The nearest highway is The Dales and we would advise that the red edge is extended to include the privately maintained road between the site and The Dales.

The Dales joins The Rydings which joins the A59 to access the wider highway network.

### **Parking**

There are no changes to the existing parking provision proposed which shows 10 spaces marked out within an existing area of hardstanding adjacent to the Nursery.

The parking standards require a provision of 1.5 spaces per 2 staff, plus drop off zone 1 space per 10 children for a nursery use.

For a school use the requirement changes to 1 space per classroom/activity area.

As there is a combination of the two uses proposed, we would request that the number of children on site is provided with an analysis of the parking requirements based upon the standards to demonstrate that the existing provision is suitable.

**Lancashire County Council**

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

## Conclusion

Lancashire County Council acting as the Highway Authority would request additional information regarding the car parking provision based upon the standards. Subject to this being satisfactory we would raise no 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.

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

