

Ribble Valley Borough Council

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Your ref: 24.0864

Our ref: D3.24.0864

Date: 1<sup>st</sup> August 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).**

Further to our previous comments dated 5<sup>th</sup> March and 15<sup>th</sup> July 2025, the additional supporting information 'Storah architecture Rev A undated' and plans 'Location as Proposed 24-039-200-A', has been submitted 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**

The plans are amended to show 6 existing and proposed car parking spaces with the existing area of hardstanding adjacent to the Nursery rather than the previous 10 with 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. Based upon 14 staff and 74 children, the parking standards for a nursery are 28 spaces.

For a school use the requirement changes to 1 space per classroom/activity area which equates to 9 spaces.

**Lancashire County Council**

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

The revised statement states that a maximum of 50 children 4-16 years will be accommodated on site and 24 children 0-4 years pre-school. It states that the operating hours will remain the same. We would require the pupils to have staggered start times and not fixed arrival and collection times as would occur at a mainstream school. We would expect the Management Team at the site to implement this.

As stated previously, there is a difference between nursery and school sessions, as pre-school has flexible start and end times with parents arriving at staggered intervals whilst schools have fixed start and end times which causes significant disruption on the network due to parents arriving altogether.

The statement says that 'there is an agreement with Langho Football Club for use of their car park which is typically vacant during nursery/school hours as the club operates predominantly on Saturdays and Sundays'. This is welcomed by the Highway Authority however it is essential that this information is communicated to the pupils parents/carers/taxi drivers dropping off/collecting and enforced to avoid unnecessary obstruction and parking on the access road.

The car park adjacent to the site should be prioritised for disabled badge holders, min-buses/car shares or those pupils requiring close access due to certain requirements. An area for turning vehicles should be designed. We expect the Management Team at the site to implement this.

The Highway Authority doesn't condone the overspill of cars onto the adjacent highway The Dales or The Rydings.

We would request that the site is managed to minimise the impact of the traffic on the adjoining highway network by implementing the following.

1. Staggered start and finish times for the nursery and school children.
2. Staff and pupils parents/carers/taxi drivers dropping off/collection are advised to park on the Langho Football Club car park in accordance with the existing agreement.
3. The sites own car park for 6 cars adjacent to the site is allocated for disabled badge holders/minibuses/car share and for those requiring close access to the school based upon a criteria to be set out by the business.

## **Conclusion**

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 traffic can be adequately mitigated on the adjacent highway.

Kelly Holt  
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Highways and Transport  
Lancashire County Council  
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