

Development Control  
Ribble Valley Borough Council

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Your ref: 24.0998  
Our ref: D3.24.0998  
Date: 1<sup>st</sup> April 2025

**App no: 24.0998**

**Address: The Compleat Food Group Lincoln Way Clitheroe BB7 1QL**

**Proposal: Proposed alterations to car parking, access and installation of new exit gates.**

Further to our original comments dated 18<sup>th</sup> December 2024 and 17<sup>th</sup> February 2025 we would make the following comments.

### **Parking**

A drawing is submitted to show the location of the car parking within the Auction site. The area of hard standing is unmarked. The long side provides around 28 spaces and it could be assumed that some staff on the same shift could double park to increase the capacity to sufficient levels.

There are no details submitted regarding the times when staff are on-site and that it does not conflict with any users at the Auction. We would request that if the agreement with the Auction is terminated at any point in the future, that a replacement car parking provision is provided.

Subject to these matters being satisfactory addressed we would be satisfied that the replacement car parking does address our highway safety concerns.

### **Conclusion**

Should the application be approved, we would seek conditions for the replacement car parking at the Auction and for the new pedestrian access highway works on Lincoln Way to be completed prior to first use and under an agreement with LCC.

The loss of car parking of circa 42 spaces is proposed to be replaced with car parking at Clitheroe Auction mart for 60 spaces. This will prevent the displacement of parking onto Lincoln Way and would mitigate the impact of the proposal.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport

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