

Development Control  
Ribble Valley Borough Council

Phone:   
Email: 

Your ref: 24.0999  
Our ref: D3.24.0999  
Date: 17<sup>th</sup> December 2024

**App no: 24.0999**

**Address: Rossendale House York Street Clitheroe**

**Proposal: Proposed change of use from nursery to eight flats (C3) comprising three two-bedroom units and five one-bedroom units. Amendments to details approved under 3/2023/0827.**

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

### History

2023/0827 - Proposed change of use from nursery to eight flats (C3) comprising three two-bedroom units and five one-bedroom units. Approved.

2024/0534 - Approval of details reserved by conditions 7 (construction traffic management plan) and 8 (site access and off-site works of highway mitigation) from planning permission 3/2023/0827. Approved

2024/0795 - Non-material amendment to planning permission 3/2023/0827 (Proposed change of use from nursery to eight flats (C3) comprising three two-bedroom units and five one-bedroom units) involving demolition of the conservatory on piers and the projecting bay on columns; additional paving and stone boundary walls and coping; repositioning of the cycle store and bin store. Refused.

### Proposal

The application seeks changes to the design of the conversion and includes the demolition of the conservatory on piers and the projecting bay on columns; additional paving and stone boundary walls and coping; repositioning of the cycle store and bin store.

### External works

A new stone boundary wall is proposed for flats 1 and 2 (garage/basement). The existing vehicle access off York Street is to become a pedestrian and cycle access only. Bin storage is to be provided adjacent to the boundary wall with York House.

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD



The cycle store is proposed adjacent to the existing retaining wall to the ground floor amenity space to flat 5.

## 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 will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Should the application be approved the following conditions are requested.

1. The construction traffic management plan submitted for application 24/0534 shall be adhered to throughout the construction phase. Reason: For highway safety.
2. The scheme for the site access and off-site highway works shall be completed prior to the first occupation of the development hereby permitted. Reason: For highway safety.
3. No building or use hereby permitted shall be occupied or the use commenced until the shared cycle storage plan providing 10 cycle stands for the residential units has been installed in accordance with the submitted details. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.  
Reason: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions

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

