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Your ref: 3/2025/0122

Our ref: 3/2025/0122/HDC/KW

Date: 15 April 2025

Location: Unit 40 Mitton Road Business Park Whalley BB79YE
Proposal: Regularisation of change of use from B1 to sui generis for animal therapy/welfare.
Grid Ref: 372732 437409

Dear Stephen Kilmartin

With regard to your consultation letter dated 27 March 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed regularisation of change of use from B1 to sui generis for animal therapy/welfare at Unit 40, Mitton Road Business Park, Whalley.

Site Access

The Unit will utilise the existing access which serves Mitton Business Park. This is located off Mitton Road, which is a B classified road subject to a 30mph speed limit.

Business Operation

The LHA note that the application form states there is one employee working within the business; however, the LHA require further information on what the daily operational procedures are, for example, detailing how many clients are in attendance at any one time. The applicant should also detail if the business is run by appointment only or if they allow walk-ins.

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Given that the site has 2 allocated parking spaces, the LHA would look to limit the site to appointment only with one client attending the site at a time, with a 5-minute interval between each client so one client can leave the parking area before the next client arrives.

Conclusion

In conclusion, the Local Highway Authority (LHA) require further clarification regarding the daily operational procedures. The LHA recommends limiting the site to one client at a time, with a 5-minute interval between appointments, to ensure the effective use of the allocated parking spaces and to maintain smooth traffic flow in the area.

Yours sincerely

Kate Walsh

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council



W: <http://www.lancashire.gov.uk>