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Your ref: 3/2025/0122  
Our ref: 3/2025/0122/HDC/KW  
Date: 12 May 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**

#### **No objections**

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity in the immediate vicinity of the site.

### **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 are aware that one employee is working within the business; the applicant has provided further information regarding how the business operates with only one client in attendance at any time, the business is run by appointment only and there is no walk-in business and there are 5-minute intervals between each client's appointment.

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**Parking provision**

The site currently has 2 dedicated off-road parking spaces which following information regarding how the business operates is acceptable. As there is a 5-minute interval between each appointment, it means that one client will have left the parking bays before the next arrives as such the effect of the development on the operation of the local highway network would be negligible.

Yours sincerely

Kate Walsh

Assistant Engineer  
Highway Development Control  
Highways and Transport  
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