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Your ref: 3/2025/0197  
Our ref: 3/2025/0197/HDC/KW  
Date: 22 April 2025

**Location:** Ethos House York Street Clitheroe BB7 2DL  
**Proposal:** Change of use of restaurant (use class E) to offices on the ground floor, and three one bedroom apartments (use class C3) on the first floor, including external alterations to the building.  
**Grid Ref:** 374457 441950

Dear Ben Taylor

With regard to your consultation letter dated 3 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

### Summary

#### **No objection subject to conditions**

Lancashire County Council acting as the Local 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 subject to the following conditions being stated on any approval.

### Advice to Local Planning Authority

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of restaurant (use class E) to offices on the ground floor, and three one bedroom apartments (use class C3) on the first floor, including external alterations to the building at Ethos House York Street Clitheroe.

The LHA has reviewed the recent planning history for the site which is as follows:

3/2024/1006 - Prior approval for proposed change of use of first floor from use class E (restaurant), to three one-bedroom dwellings (use class C3) under Part 3, Class MA of the GDPO. Refused.

3/2020/0360 - Proposed conversion of first floor space above existing unit (use class A3), to create three self-contained, one-bedroom apartments (use class C3a) with mezzanine levels in roof space. Withdrawn.

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**Site Access**

The site is situated on York Street, a one way, B Classified Road subject to a 20mph speed limit. There are a mixture of parking restrictions and parking bays along its length to protect against any inconsiderate on street parking.

The LHA has reviewed the proposed plans, drawing number 6006 P03 Rev C, and note that the proposal will retain the existing entrance for the ground floor and that the first-floor apartments will be accessed through an external alleyway adjacent to the existing doorway.

**Internal Layout**

The first floor currently operates under class E use, which will be amended to office space following the development. Whilst the site has no off-street parking provisions, the proposed use will result in a lower parking provision demand compared to the current use.

The second floor currently has class E use which will be removed and replaced with three one-bed apartments on the first floor. This residential use will have a lower parking demand than the current use.

The LHA have reviewed the supporting documents and are aware that no car parking facilities will be provided for the proposed 3 x 1 apartments. For the site to comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided for the apartments and 6 car parking spaces for the proposed offices when considering the internal measurements.

Despite this, the LHA will accept the shortfall in parking. This is because the site is located in a sustainable location in the centre of Clitheroe where key local amenities and public transport services are located within walking distance of the site, serving a range of destinations at regular intervals throughout the day.

The provision of no car parking facilities should also deter any perspective tenants that require a parking space. However, should future tenants require a car parking space, public car parks are located within walking distance of the site.

It is worth noting that the existing site would have had a greater parking demand than the proposed site. Therefore, given the proposals location and the proposed parking demand being less than the proposed, it would be unreasonable to object to the application.

**Sustainability**

The site shall increase its sustainable transport options for future residents to encourage and promote sustainable transport use. Therefore, the development shall include covered secure cycle storage shall be provided for one bicycle space per bedroom to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport.

## Conditions

1. Prior to first occupation covered and secure cycle storage suitable for 3 bicycles shall be provided within the development.

**Reason:** To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

2. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

**Reason:** In the interests of the safe operation of the adopted highway during the demolition and construction phases.

## Informative notes:

- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

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