

Ribble Valley Borough Council
Council Offices
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Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0332
Our ref: 3/2025/0332/HDC/KW
Date: 23 June 2025

Location: Post Office 1-3 Bridge Road Chatburn IBB7 4AW
Proposal: Proposed Change of Use of part of existing shop forming a hot food takeaway.
Grid Ref: 376783 444091

Dear Stephen Kilmartin

With regard to your consultation letter dated 13 June 2025, I have the following comments to make based on all the information provided by the applicant to date.

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 or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of part of existing shop forming a hot food takeaway at Post Office 1-3 Bridge Road Chatburn.

The development will convert an area of the existing retail space into a hot food takeaway. Whilst the site lacks off-street parking provisions, it is located within close proximity to other local amenities. On-street parking is available in the surrounding area which could be utilised by customers and deliveries, as is the case with the other local amenities. The site is also located in close proximity to bus stops, which serve services to Clitheroe and Nelson.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." (Paragraph 116). The Local Highway Authorities' detailed examination of this application, which included accident analysis and parking, concludes there are no highway grounds to support an objection as set out by NPPF.

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If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition is appended to the decision notice:

1. 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);
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - Measures to control the emission of dust and dirt during construction;
 - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - 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.

Planning 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
- All references to public highway include footway, carriageway and verge.

If you have any questions regarding my comments please do not hesitate to contact me.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

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