

Ribble Valley Borough Council
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Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0452
Our ref: 3/2025/0452/HDC/KW
Date: 18 September 2025

Location: Whalley Post Office 97a King Street Whalley BB7 9SW
Proposal: Proposed rear single storey extension to form storage area and staff area.
Grid Ref: 373318 436341

Dear Stephen Kilmartin

With regard to your consultation letter dated 16 September 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, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the proposed rear single storey extension to form storage area and staff area at Whalley Post Office 97a, King Street, Whalley.

The LHA are aware that the development will continue to have pedestrian access from King Street, the B6246, which is subject to a 30mph and a vehicle access from Rear King Street, which is a private road.

The proposal will increase the floor space within the site to provide additional storage space. However, there are no plans to increase employment and 2 parking spaces will be retained, which is in line with staffing provisions. The site is also located in a highly sustainable location with good access to public transport and local amenities. There is also a number of parking provisions, including on-street and car parks for visitors.

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

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of a 24-hour contact number, vehicle parking facilities, details for the storage of materials and a timetable for their

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provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The development hereby permitted shall not be brought into use until the car parking shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

Informative notes:

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- 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.

Yours sincerely

Kate Walsh
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