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Your ref: 3/2025/0612
Our ref: 3/2025/0612/HDC/KW
Date: 18 December 2025

Location: The Palace Market Place Longridge PR3 3RR
Proposal: Proposed change of use from vacant cinema (sui generis) to children's role play centre (use class E(d)) with ancillary cafe (use class E (b)). External alterations to the building to include alterations to fenestration and insertion of new first floor window.
Grid Ref: 360592 437207

Dear Maya Cullen

With regard to your consultation letter dated 11 December 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 from vacant cinema (sui generis) to children's role play centre (use class E(d)) with ancillary cafe (use class E (b)). External alterations to the building to include alterations to fenestration and insertion of new first floor window at The Palace, Market Place, Longridge.

Site Access

The site will retain the existing pedestrian access point onto Market Place which is how customers will access the site. The site also has an existing hardstanding area to the rear accessed from Brewery Street, an unclassified road subject to a 20mph speed limit. The hardstanding area to the rear could be utilised as a service area and allows access to refuse collection.

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Parking provisions

The LHA have reviewed the proposed floor plans and the floor area detailed within the application form and are aware that the internal gross floor area is 474.4 square meters. It is also acknowledged that whilst there are café facilities on site, these are ancillary to the play centre use and will only be accessible to those already using the play centre. The LHA would usually require the site, when considering the use type, to provide parking at a ratio of 1 space per 25 square metres. Applying the Joint Lancashire Structure Plan parking standard, this yields a requirement of 19 parking spaces.

It is noted that the site has no dedicated off-street parking provisions, although there is access to a hard-standing area at the rear of the site, which could support servicing of the building off the highway.

The LHA are aware that the development is located in the centre of Longridge, where key local amenities can be found within walking distance and there is access to sustainable transport modes such as local bus services which are located a short walking distance from the site. A public car park, Barclay Road Car Park, is within 400m of the site. There is also a comprehensive package of Transport Regulation Orders along the nearby roads which should prevent inappropriate parking.

The site would also benefit from the introduction of covered secure cycle storage within the development to ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport, which can be utilised by employees.

Operating statement

The LHA has reviewed the submitted documentation titled Business Plan – Little Worlds Child Development & Role Play Centre and understands that the centre will operate under a pre-booked system, with sessions lasting 90 minutes with a 45 minute break between to allow the site to be reset. The site will be open Monday to Friday between the hours of 9:30 AM – 4:00 PM and on weekends between the hours of 9:30 AM – 5:00 PM. The café will operate ancillary to the play centre and as such will not increase customer numbers. The maximum occupancy per session is 40 children plus accompanying adults with 5 members of staff present.

When considering the previous use of the site, which operated as a cinema with seating to cater for 193 customers, the LHA are of the opinion that the proposal will not intensify the use of the site.

Conclusion

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).
 - Measures to control the emission of dust and dirt during construction.

- 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.

2. Prior to first occupation cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

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

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.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- 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

Assistant Engineer

Highway Development Control

Highways and Transport

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