

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
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Your ref: 03.25.0701
Our ref: 03.25.0701
Date: 12.09.2025

For the attention of Stephen Kilmartin

Planning application no.: 3.25.0701

Proposal: Listed Building Consent for proposed subdivision of shop premises to accommodate living accommodation on first and second floor for use as letting apartment

Location: 33 Castle Street, Clitheroe

The plans and highway submitted information has been viewed and the following comments are made.

Ref. Heritage statement 014PCDV1, 27.08.25 submitted, 'A second staircase from the ground floor communal area gives access to a first and second floor which historically has been residential'

No parking exists for the site only on street or local car parks, however, It is noted access has been agreed to the rear of the building for parking (ref. Amended Drawing 00153V2, dated 20/7/25, Site boundary details) for the 2-bed apartment. The proposal is in a sustainable location with access to local amenities and is on a bus route.

In apartments secure provision should be provided within the development for cycles (and mobility buggies as appropriate) Bicycle parking must be provided for 2 bicycles to support sustainable travel.

There are no objections to this proposal as the proposed development should not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

The following conditions are recommended.

Conditions

- The parking spaces as indicated on Amended Drawing 00153V2, dated 20/7/25 (Site boundary details) hereby approved shall be made available prior to the use hereby approved first becoming operative and thereafter be retained in perpetuity.

Reason: To ensure adequate dedicated parking provision is provided to serve the use hereby approved.

- Prior to first use of the development hereby permitted a secure cycle store for 2 bicycles shall be provided and maintained thereafter for that purpose. Reason: To support sustainable travel.

- No demolition works shall take place, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the demolition period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The erection and maintenance of security hoarding
- v) Measures to control the emission of dust and dirt during construction
- vi) A scheme for recycling/disposing of waste resulting from demolition works
- vii) Details of working hours
- viii) Routing of delivery vehicles to/from site

Informative Note

The developer should be aware that any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highway Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lanashire.gov.uk or on 01772 533433.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

