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Your ref: 3/2025/0823  
Our ref: 3/2025/0823/HDC/KW  
Date: 15 December 2025

**Location:** Longworth House Higher Ramsgreave Road Ramsgreave BB1 9DJ  
**Proposal:** Proposed conversion of vacant care home (Use Class C2) 622 sq.m. into two semidetached residential 5 bed dwellinghouses; Use of two storey annex as incidental accommodation; erection of two storey rear extension to one dwelling and erection of single storey side and rear extension to one dwelling together with dormers to front and rear elevation, first floor balconies to rear elevation, portico to front elevation, changes in fenestration and introduction of additional doors and windows to both properties and associated parking and landscaping  
**Grid Ref:** 367061 431230

Dear Kathryn Hughes

With regard to your consultation letter dated 9 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 or capacity 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 conversion of vacant care home (Use Class C2) 622 sq.m. into two semidetached residential 5 bed dwellinghouses; Use of two storey annex as incidental accommodation; erection of two storey rear extension to one dwelling and erection of single storey side and rear extension to one dwelling together with dormers to front and rear elevation, first floor balconies to rear elevation, portico to front elevation, changes in fenestration and introduction of additional doors and windows to both properties and associated parking and landscaping at Longworth House, Higher Ramsgreave Road, Ramsgreave.

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### **Site Access**

The site will be accessed via an existing access on to Higher Ramsgreave Road which is classified as the C541 with a national speed limit fronting the site access. There is also a Public Right of Way (FP0333007) running through the access and the site.

The LHA are of the opinion that the proposed change of use will result in lower vehicle movements than the existing use of the site.

### **Internal Layout**

The LHA have reviewed drawing number 07 titled Existing and Proposed Site Plan and are aware that the parking area to the East of the site will be retained. The area can provide acceptable parking provisions to serve both dwellings and is in line with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The area also supports manoeuvring space to allow ingress and egress in a forward gear.

### **Public Right of Way**

Please note that there are Public Rights of Way's (FP0333007) through the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

### **Sustainability**

The site shall enhance its sustainable transport options to actively encourage and support sustainable transport use. The development must include covered and secure cycle storage to ensure adequate parking provisions and to promote cycling as a sustainable mode of transport.

In addition, given the nature of the application, the development is expected to incorporate electric vehicle (EV) charging points to further encourage sustainable travel choices. In line with Department for Transport (DfT) guidance on Electric Vehicle Charging in Residential and Non-Residential Buildings, charge points must deliver a minimum power output of 7 kW and be equipped with a universal socket capable of charging all types of electric vehicles.

### **Conditions**

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.
- Arrangements for turning of vehicles within the site.
- Measures to protect vulnerable road users (pedestrians and cyclists).

- Wheel washing facilities.
- 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.

2. No building or use hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

**Reason:** To allow for the effective use of the parking areas.

3. Prior to first occupation cycle storage provisions for the residential units 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 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.
- Vehicles must only access the site using a designated vehicular access point.
- 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](mailto:lhsstreetworks@lancashire.gov.uk)
- All references to public highway include footway, carriageway, and verge.
- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely  
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