

Ribble Valley Borough Council

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Your ref: 25.0867

Our ref: D3.25.0867

Date: 25<sup>th</sup> November 2025

**App no: 25.0867**

**Address: Primrose Mill Business Park Primrose Road Clitheroe**

**Proposal: Proposed demolition of part of an existing building and creation of a new space for delivery vehicles.**

The submitted documents and plans have been reviewed and the following comments are made.

### **History**

3/2024/0325 - Proposed access alterations involving removal of existing wall nibs to widen gateways to the existing site entrance to improve space for delivery vehicles. New metal security gates fitted to suit set into the site. Approved.

The Highway Authority raised no objection to this proposed access alteration which sought to improve the manoeuvring space for large vehicles to reduce the impact of large vehicles waiting on the highway.

### **Proposal**

The application seeks permission for the demolition of 89sqm B8 storage.

The building to be demolished is located adjacent to the access, which was improved under application 3/2024/0325.

The reason for the proposal is to create a new space for delivery vehicles.

### **Access**

There are no changes proposed to the adjacent highway Primrose Road.

This is an historical access for the Mill which is accommodating the largest articulated lorries which has not been designed for such use. This is a historical issue which is not the subject of this application. However, the Highway Authority would not want to condone an intensification of use of this access.

We understand that this proposal is to improve HGV access at the site for HGV's which are already being generated under historical uses at the site and that it won't intensify the use of the access for HGV's.

The purpose of the demolition of the building is to use the footprint for the parking of HGV's whilst they are loaded/unloaded, HGV's that would otherwise be parked on Primrose Road.

We would request that the applicant confirms this or otherwise.

There are no surface construction, surface water or boundary treatments submitted for the proposal. Please confirm these.

## **PROW**

There is a public footpath FP0332001 running to the east side of the building to be demolished. Users of the public footpath must be protected during the demolition phase and thereafter from any ongoing conflict arising from the use of the access.

This permission does not entitle the obstruction of the public footpath at any time.

## **Conclusion**

Lancashire County Council acting as the Highway Authority would request further information is submitted. The principle of the proposal appears to offer some benefits to highway safety.

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