

Ribble Valley Borough Council

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Your ref: 25.0870

Our ref: D3.25.0870

Date: 10th April 2026

App no: 25.0870

Address: 18 Accrington Road (Former Whalley Motor Services) Whalley BB7 9TD

Proposal: Proposed demolition of former motor services building and construction of new office building.

Further to our original comments dated 24th November 2025, the further submitted documents and plans, including cts Transport Statement dated February 2026 have been reviewed and the following comments are made.

History

3/2021/0747 - Variation of condition 2 (approved plans) of previous application 3/2019/0089 as varied by application 3/2019/0831. Approved condition 6 delivery management, 10 new footway, 11 CMS.

3/2019/0831 - Variation of conditions 2 (approved plans), 3 (opening hours) and 6 (externally mounted/located plant or HVAC) from planning permission 3/2019/0089 for extensions to sides and rear and change of use from motor vehicle repairs workshop to retail (A1). Approved condition 6 delivery management, 10 new footway, 11 CMS.

3/2019/0089 - Extensions to sides and rear and change of use from motor vehicle repairs workshop to retail (A1). Approved condition 4 delivery management, 8 new footway (Drg No: ADC2029-DR-001 Rev: P1 dated 13/03/2019), 9 CMS.

Proposal

The application seeks to demolish the existing car garage comprising of 322sqm floor area and construct a new office building comprising of 699sqm with 17 FTE employees (25 desk spaces). The opening hours are 8am – 5pm Mon-Fri and 9am-1pm Saturday.

Sustainability

The site is located close to the centre of Whalley. There are bus stops within walking distance with services M2 Burnley – Clitheroe, 64 Burnley – Clitheroe, 14 Accrington –

Clitheroe, 15 Accrington – Clitheroe, 22 Clitheroe – Shadsworth and 280 Preston – Skipton.

The nearest bus stops are unmarked simple sign/flag pole which are often obstructed by parked vehicles. Improvements to these stops are conditioned under application 3/2022/1158.

Whalley Railway Station is located approximately 800m walking distance from the site.

There are 2 covered cycle stands proposed at the site which are considered necessary.

The site is considered to be able to support travel by sustainable modes.

Access

The comments remain the same as originally submitted.

The previously approved retail application included the provision of a new footway along Accrington Road on the frontage of the premises, and this was conditioned under 3/2019/0089, 3/2019/0831 and 3/2021/0747. The footway was shown on a drawing submitted under 3/2019/0831 (extract below). This permission was not implemented.

A new footway is considered necessary for this proposal, and we would request that the plans are amended to reflect this. The alterations to the highway will be required to be completed under a S278 agreement with Lancashire County Council.

The increase in pedestrian footfall along Accrington Road is anticipated by the approval of application 3/2022/1158 for residential development on land to the east of the site. This application includes a new 23 space public car park for Whalley Town Centre.

Parking

The amended Transport Statement includes details of parking surveys undertaken on Saturday 6th and Tuesday 9th December 2025.

A summary of the nearest on-street parking on Accrington Road is stated in the TS as follows:-

A detailed check of the nearest parking found that Accrington Road (1) saw 55%-68% stress on the Saturday but 36% to 100% on the Tuesday (the latter in the 10:00 hour). This section has 22 parking spaces but given the Tuesday 10:00 was full might not provide sufficient for this development. The next section, to the east of Sydney Avenue, currently has 34 spaces, but will lose 10 but gain the nearby new public car park if the development of housing is approved. It presently sees 32% to 47% stress on Saturdays and just 6% to 35% on the Tuesday. The Tuesday therefore provides at worst 22 spaces (to reduce to 12) and at best 32 (to reduce to 22). The Saturday provides 18-23 (8- 13).

The surveys demonstrate that there is some spare capacity for overspill car parking to occur on Accrington Road.



We would request that the site plan is amended to provide 5 spaces along the western boundary and 1 space where the outdoor seating area is currently proposed. This will provide 6 off-street parking spaces, plus 2 covered and secure bicycle spaces.

The 2 spaces proposed to the front elevation would need to be removed to accommodate the new footway.

Currently 11 employees use a private vehicle to drive to work, 2 travel as a passenger, 2 walk, 1 travels by bus and 1 cycles.

Based upon the parking standards for Class E(g)(i) Offices except where not suitable in a residential area, formally B1 office, there would be a shortfall of 9-14 spaces and based upon the current employee demand there would be a shortfall of 5 spaces (subject to the site plan being amended to provide 6 off-street spaces).

The surveys demonstrate that the small shortfall can be accommodated on Accrington Road.

Servicing

The comments remain the same as originally submitted.

The extant use has a side access and rear yard for the turning of service vehicles. The previously approved retail use did not include any provision within the site for service vehicles, it has a delivery management plan conditioned to set out the proposals.

The proposed office would generate a less intensive level of service vehicles than the retail use.

The refuse would be collected from the kerbside of Accrington Road on collection day and returned to the bin store and vice versa.

Conclusion

Lancashire County Council acting as the Highway Authority would request that the footway to the Accrington Road elevation is added to the layout and the 2 spaces are removed and that the amount of car parking is increased on site as detailed above.

Subject to the amendments Lancashire County Council acting as the 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 amendments the following conditions are requested, should the application be approved.

1. No development shall take place, including any works of demolition, 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 construction 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 storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Within 3 months of commencement a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling.

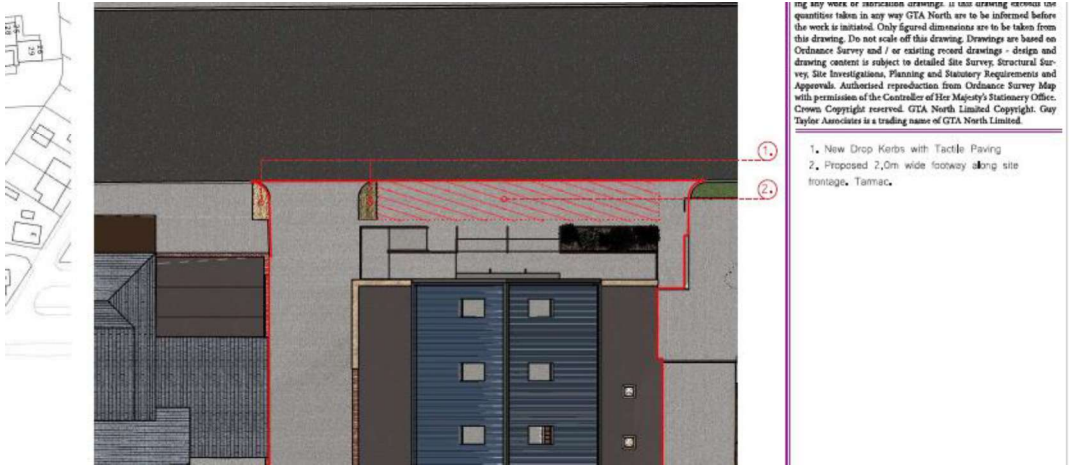
- a. A new 2m wide footway along the full frontage of the site on Accrington Road constructed to Lancashire County Council specification to tie into works conditioned at the adjacent site approved under reference 3/2022/1158.

Reason: To mitigate the impact of the development traffic on the highway network.

3. Prior to the first use of the development hereby permitted the parking and turning areas shall be constructed in a bound porous material, marked out and made available for use and maintained for that purpose for as long as the development is occupied. Reason: To ensure adequate parking provision is provided.
4. Prior to first use of the development hereby permitted a secure cycle store for at least 2 bicycles shall be provided and maintained thereafter for that purpose. Reason: To support sustainable travel.

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 Highways and Transport
 Lancashire County Council
www.lancashire.gov.uk





3/2019/0831 drawing showing new footway



3/2022/1158 drawing showing connection to residential development.

