

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

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 03.26.0013  
Our ref: 03.26.0013  
Date: 26.01.2026

**For the attention of Maya Cullen**

**Planning Application No: 3/2026/0013**

**Grid Ref: 360041 436612**

**Proposal: Proposed change of use from dwelling house (Class C3) to residential children's home (Class C2) for up to 2 children aged 4-18.**

**Location: 2A Monks Drive Longridge PR3 3FR**

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

With ref. D & A Statement, it is noted that space for 2 bicycles shall be provided and maintained thereafter for that purpose. Reason: To support sustainable travel.  
Supporting document submitted, Parking Option 2 is preferred, as side by side 4 parking spaces are more accessible making them usable parking spaces. The access will need to be widened to the full width of the drive.

The above proposal raises no highway concerns. Therefore, the Highway Development Control Section would raise no objection to the proposal on highway safety grounds subject to the conditions and comments being noted.

### **Conditions**

- The development hereby permitted shall not be occupied or brought into use until the Proposed Site Plan submitted showing 4 car parking have been provided in full and are available for use. The car parking shall thereafter be kept available for the parking and manoeuvring of vehicles at all times. Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.
- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

### Informative Note

- This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) for the list of approved contractors and to start the section 171 process.

Kind regards

Tahira

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

