

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.26.0013
Our ref: 03.26.0013
Date: 04.03.2026

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 information submitted have been viewed together with the visit of the site (application no. 3.25.0910) and the following comments are made.

Our comments made for application no. 3.25.0910 remain regarding the length of the driveway space which must be a minimum of 4.8m long.

The site will be accessed via an existing access onto Monks Drive, an unclassified road with a speed limit of 20 mph fronting the site access.

The site is located within a sustainable area with bus stops situated within walking distance on Preston Road, as well as local facilities and amenities situated within Longridge town centre. The development also includes covered secure cycle storage, which would further encourage sustainable forms of transport.

Supporting document submitted, Options 4 or 5 would be the preferred as they provide 3 suitably sized spaces plus the existing sub-standard space in front of the driveway.

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 3 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 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

