

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

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Your ref: 03.26.0086
Our ref: 03.25.0086
Date: 18.02.2026

For the attention of Ben Taylor

Planning Application No: 3/2026/0086

Grid Ref: 374350 441833

Proposal: Listed Building Consent for second floor refurbishment to create 4no letting bedrooms with en-suites and replace existing windows and doors to the east elevation with new windows and doors and glass balustrade.

Location: Swan and Royal Hotel Castle Street Clitheroe BB7 2BX

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

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF

Condition

Prior to work starting on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction. Reason: to minimise the impact of construction on existing residents and pedestrians in the vicinity of the site.

Kind regards

Tahira

Tahira Akhtar BA (Hons)

Lancashire County Council
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Technician
Highway Development Control
Highways & Transport
Lancashire County Council

