

Ribble Valley Borough Council

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Your ref: 3.2026.0287

Our ref: D3.26.0287

Date: 22nd May 2026

App no: 3.2026.0287

Address: Unit 12 Twin Brook Business Park Twin Brook Road Clitheroe

Proposal: Proposed extension to existing light industrial unit together with additional off street parking area.

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

Proposal

The application seeks to extend unit 12 from 296sqm B2 use to 915sqm. The number of employees will increase from 6 to 12 full time equivalents.

Access

Twin Brook Road is privately maintained. The existing access on Twin Brook Road is proposed to be widened by approximately 7m to the east side. Changes to the access road will need to be agreed with the landowner if that is not the applicant.

Servicing

The existing plans show the tracking for a 11/12m rigid HGV. The proposed extension will result in a loss of yard space which allows this manoeuvre to be undertaken. A tracking drawing is requested to show the alternative arrangements for the longest HGV's accessing units 10, 11 and 12.

Parking

There are currently 26 spaces provided for units 10, 11 and 12. The proposed layout amends the current layout. It is noted that a row of 6 spaces is doubled up to 12 which makes them impractical for a shared use.

There are proposed layout reduces the existing provision to 24 and comprises of 18 car parking spaces for unit 12, 3 spaces for unit 10 and 3 spaces for unit 11. It is noted that none of these spaces are doubled up making them all useable.

The parking standards are used as a guide and for B2 low accessibility 1 space per 45sqm.

Units 10 and 11 each require 4 spaces each based upon 165sqm floor areas. There are 3 spaces per unit shown on the layout, however there appears to be additional space should this be required.

Unit 12 would require 20 spaces which is a shortfall of 2 spaces.

A turning head is provided to the rear of the building to allow vehicles to turn and exit from the parking spaces 10-18.

The bike lockers shown on existing plans are lost from scheme and these should be included in the proposal for at least 2 bicycles.

Subject to secure and covered cycle parking for at least 2 bicycles being provided there is no objection to the overall parking provision and changes.

PROW

Public footpath FP0301006a runs to the rear of the building and the proposed rear extension and associated car parking appears to obstruct the line of the path. We would request that the site plan is overlaid onto the public footpath route to highlight this clearly or otherwise.

The footpath needs to be provided on the exact route on a minimum 2m wide path. If the intention is to formally apply to divert the line of the path, then we would request details of the diversion route, surface and boundary treatment is submitted prior to the decision so we can give through advice.

Conclusion

Lancashire County Council acting as the Highway Authority requests a swept path analysis for a 12m long rigid HGV or the longest vehicle which accesses the site for units 10, 11 and 12.

We request a drawing is submitted to clearly show the line of FP0301006a and any proposals to divert the official line including a minimum width of 2m with surface and boundary proposals.

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