

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

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Your ref: 03.26.452
Our ref: 03.26.452
Date: 03.08.2026

For the attention of Lucy Walker

Planning Application No: 3/2026/0452

Grid Ref: 374373 441803

Proposal: Proposed change of use from retail to restaurant and bar.

Location: 3a Swan Courtyard Castle Street Clitheroe BB7 2DQ

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

The proposal is in a sustainable location, close to local amenities, bus routes and car parks. With ref. Design and Access Statement, July 2026, submitted, the restaurant and bar will be run in conjunction with the Swan and Royal Hotel.

There is no existing parking with this location. Any customer parking will be accommodated on local car parks. It is anticipated that there will be link trips.

The Highway Development Control Section is of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site.

Condition

- The restaurant and bar hereby approved shall only be run in conjunction with the Swan and Royal Hotel. Reason: To avoid the creation of separate business which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Kind regards

Tahira

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

Lancashire County Council
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