Ribble Valley Borough Council

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Your ref: 26.0827
Our ref: D3.26.0827
Date: 10th November 2026

App no: **26.0827**

Address: **The Old Garage Site Newton Road Dunsop Bridge BB7 3BB**

Proposal: **Proposal: Variation of condition 2 (approved plans and documents) on planning permission 3/2022/0082 (as varied under planning permission 3/2023/0816) to account for design development involving the redevelopment of the old garage site to provide new building that includes a cafe, community shop, retail unit, post office, community spaces together with a separate store/plant room.**

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

3/2022/0082 - Redevelopment of the old garage site to provide new building that includes a cafe, community shop, retail unit, post office, community spaces together with a separate store/plant room.

3/2023/0816 - Redevelopment of the old garage site to provide new building that includes a cafe, community shop, retail unit, post office, community spaces together with a separate store/plant room (pursuant to variation of condition 2 (plans) on permission 3/2022/0082).

Variation condition 2

Amended plans list -
Local Plan KL2887
Proposed Site Plan and Block Plan - HB106 / 1005C
Proposed Elevation Plan - HB106 / 1007C
Proposed Plans- HB106 / 1006C
Proposed Plan and Elevation Details to Puddleducks - HB106 / 1008C
Proposed detail to the Chapel - HB106 / 1009C

There are no changes to the previously approved access and parking arrangements. The covered cycle provision storage is retained. The external cycle parking stands are reduced from 14 to 7. Condition 9 of 23.0816 requires a cycle store/parking scheme to be submitted for approval.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD

The Highway Authority is satisfied that the overall provision should be evidence based on future demand. The minimum would be 10% of the overall parking provision which equates to 5 spaces.

There is no objection to the condition variation.

Kelly Holt
Highway Development Control Engineer
Highways Network Management
Highways and Transport
Lancashire County Council
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