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Your ref: 11.25.0303
Our ref: 11.25.0303
Date: 11.08.2025

For the attention of Dan Rhodes

Planning Application Number: 11/25/0303

Site Address: 21 Union Street, Accrington, Lancashire BB5 1PL

Development Description: Prior Approval: Partial Change of use of 21 Union Street, Accrington, BB5 1PL (Class E) to 8 Studio Flats (Class C3)

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

It is noted that this is a prior approval application.

There is no off-highway parking proposed for the studio flats; however it is located within a sustainable location with good access to public transport and local amenities.

With reference to the submitted Planning Statement (July 2025) - Transport and Highways Impact and Cycle and Refuse, it is noted that the recommended cycle parking and space for bin storage off the highway is being proposed which is acceptable.

There is no objection subject to the following recommended conditions.

Conditions

- Prior to the first occupation a secure, covered cycle store for a minimum of 8 cycles shall be provided. Reason: To promote sustainable forms of transport and aid social inclusion.
- A degree of yard space should be retained as part of the proposal. This should be adequate to allow for the storage of refuse bins, whilst still maintaining limited pedestrian access. As a result, the retained area should avoid refuse migrating and ultimately being left on the back street.
- No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- 1 The parking of vehicles of site operatives and visitors
- 2 The loading and unloading of plant and materials
- 3 A scheme for recycling/disposing of waste resulting from demolition and construction works
- 4 Details of working hours
- 5 Routing of delivery vehicles to/from site

Kind regards

Tahira

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