

Environment Directorate

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Mr S Bailey
Director of Development
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA **FAO Colin Sharpe**

Your ref

Our ref

Date

TS/D3/07/915/MRN (VF)

25 October 2007

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED REDEVELOPMENT OF SITE WITH GROUND FLOOR RETAIL
UNIT AND 2NO DUPLEX APARTMENTS
FRIENDSHIP GARAGE WHALLEY ROAD READ
FOR S STANSFIELD**

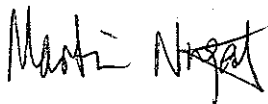
I refer to your letter of 1 October 2007 concerning the above application.

I have no objection in principle to this application on road safety rounds.

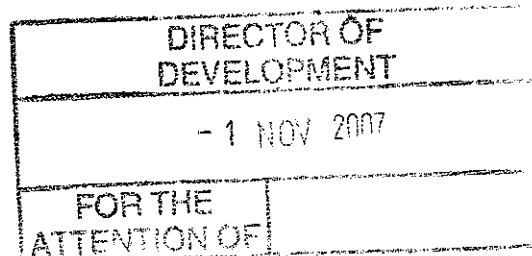
It is unclear from the site plan and the accompanying information how the area to the front of the development is to operate. This is presently a garage forecourt, designed to accommodate the through movement of vehicles and is clearly intended to be the focus of pedestrian activity to the retail space. There is no indication from the application drawings that this area is to be closed to vehicular movements.

Therefore, I will require a Condition to secure the physical and permanent closure of the existing access from George Street and Church Street, with the reinstatement of the footway and kerbing in accordance with the Lancashire County Council Specification for Construction of Estate Roads. This is to secure safe pedestrian access and limit the number of access points to, and to maintain the proper construction of the highway.

Yours faithfully



Martin Nugent
Traffic & Development Engineer (East)



Martin Nugent • Traffic & Development Engineer (East)
Highways and Environmental Management
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INVESTOR IN PEOPLE