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Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
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D3/10/0196

Dear Sir

**Planning Applications, Ribble Valley District
D3-10-0196 32 & 34 Pimlico Road, Clitheroe**

I refer to my previous responses to this application and acknowledge receipt of a site plan with further amendments, received on 12 July 2010.

These most recent plans show a revised parking layout, with three spaces to the rear of No.32 and one to the rear of No.34. I have no objection to the location, layout and operation of these four spaces. The garage space to the rear of No.34 is not viable for use as an off road parking area for a domestic vehicle.

However, the original Application indicated that five off street parking spaces would be secured, an addition of two on the original three spaces available. I would reiterate my original comments from 30 March 2010 that;

I have no objections on highway safety grounds to the Application for 32 & 34 Pimlico Road, Clitheroe.

The parking provisions for five vehicles indicated on the supporting material and site plans is significant and allied to the available on street parking within this residential area, is acceptable at this location.

On this basis I continue to have objections to this Application as the appropriate parking provisions have yet to be achieved. This level of provision remains necessary to minimise the detrimental impact of the additional demand for parking being displaced on to neighbouring residential roads where demand is already high.

Therefore, I am recommending refusal of this application on highway safety grounds.

Martin Nugent


Traffic and Development Engineer

