

CS

Director of Development Services
Ribble Valley Borough Council
Council Offices
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Martin Nugent
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D3/11/0404

Drafted 28 June 2011

Dear Sir

**Planning Applications, Ribble Valley District
D3-11-0404 Unit 5b, Salthill Industrial Estate, Lincoln Way, Clitheroe**

I refer to your letter of 10 June 2011 concerning the above application.

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

The application aims to accommodate 9 larger vehicles and parking for 8 staff vehicles within the development site. The plan provided in support of the application indicates parking for the larger vehicles within the available curtilage but does not identify the manoeuvring space required to achieve this parking arrangement.

In order to operate safely from this location it is imperative that all vehicles utilizing the site can enter and exit in a forward gear and the site shall be laid out so that all appropriate movements can be accommodated. The necessary parking provisions and the agreed vehicular turning spaces must be laid out and available for use before the development is brought into use. This is a necessary requirement to insure that no vehicles are reversing to and from the highway where they could be a hazard to other road users.

In addition, the staff parking spaces must be shown on the site plan so that permanently marked spaces can be identified as part of any future consent and that the safe operation of the proposed layout can be assessed. The present plans do not give any indication of the location or operation of the staff parking area.

I would welcome revised plans that aimed to address the above comments. These should include clearly defined areas of operation within the site and details of swept path analysis to confirm that larger vehicles can enter and exit Unit 5b in a forward gear and manoeuvre safely within the site.

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
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30 JUN 2011
FOR THE
ATTENTION OF