

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

Martin Nugent
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D3/11/0609

Drafted 4 October 2011

Dear Sir

**Planning Application, Ribble Valley District
3/11/0609 15 Clitheroe Road, Sabden**

I refer to your letter of 17 August 2011 concerning the above application.

I have no objection in principle to this application on highway safety grounds.

However, the excavation that is carried out on site must not impact on the utility of the adjacent access to the north of the site. For this reason, the construction of any retaining structure must be completed to an appropriate standard, submitted and approved by the Local Planning Authority in consultation with the Highway Authority.

Also, the height of the boundary wall to the north of the site must be constructed below a height of 1.0m for a minimum distance of 2.4m back from the edge of carriageway. This is to secure suitable visibility from the access to facilitate safe ingress and egress.

The retention of the existing garage and the improved driveway provide the appropriate off street parking provisions for this development.

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
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