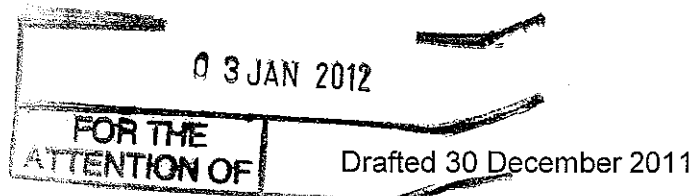


Director of Development Services  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe BB7 2RA

Martin Nugent  
01254 828060  
D3/11/0784



Dear Sir

**Outline Planning Application, Ribble Valley District  
3/11/0784 Old Whalley Nurseries, Clitheroe Road, Whalley**

I refer to your letter of 23 November 2011 concerning the above application

I have no objection to the outline application in principle on highway safety grounds, subject to all other matters being reserved except the proposed means of access

The dimensions of the existing access, as agreed in 1991 for the previous garden centre use, provide an acceptable basis for the access to the proposed site. I will require a more detailed site plan that confirms the sightlines that will be achieved and secured from this access. In view of the highway characteristics at this location, I will require the applicant to show sightlines of 2.4m by 90m in both directions, with all planting and construction in the areas shown within the relevant visibility splays to be controlled at below 900mm.

The addition of footways to either side of the access, minimum width 2.0m, will be required, with drop kerb links to the existing footway opposite. Consideration will also have to be given to any improvements in the existing street lighting provision.

For a development of this size and at this location, I would not anticipate making a request for any additional physical works on the highway as the impact of the vehicular traffic from six dwellings would be negligible. However, alterations to the existing road markings would be appropriate and will be addressed as part of the reserved matters.

*Martin Nugent*

Public Realm, Ribble Valley  
LCC Environmental Services East  
01254 828060