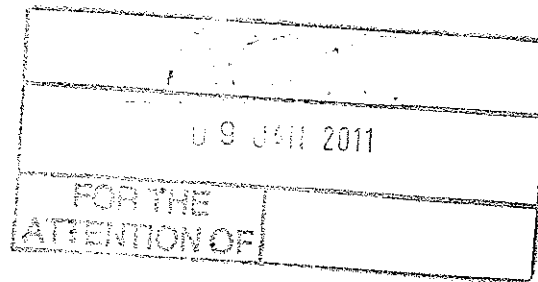


Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
01254 828060
D3/11/0939



Drafted 30 December 2011

Dear Sir

**Planning Application, Ribble Valley District
3/11/0939 Otter House, 9 Mitton Road, Whalley**

I refer to your letter of 6 December 2011 concerning the above application.

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

The proposed alterations to the existing access to provide increased radii on the return of the boundary wall will improve visibility for emerging motorists and make the access more conspicuous for visitors to the site. The proposal also retains six off street parking spaces which I consider to be a suitable provision.

While I welcome the proposed access improvements there is no indication of the sightlines that will be secured as a result of these changes. In view of the highway characteristics at this location, I would recommend a minimal visibility splay of 40m in either direction, to be measured from 2.0m back from the edge of carriageway. The inclusion of the relevant dimensions on an amended site plan would be satisfactory.

The creation of the improved access will require the provision of an additional drop kerb and associated alterations to the existing footway. Accordingly, the following Conditions should be included in any consent:-

1. The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the improved access. This is to provide the necessary access and to maintain the proper construction of the highway.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information, details below:
Brian Eagle, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT
01254 770960
customerserviceeast@lancashire.gov.uk

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
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