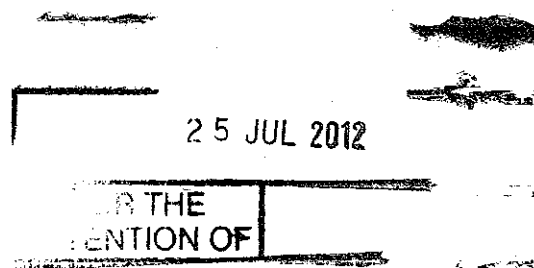


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Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA



Martin Nugent
01254 828060
D3/12/0509

Drafted 6 July 2012

Dear Sir

**Planning Application, Ribble Valley District
3/12/0509 19 Clitheroe Road, Whalley**

I refer to your letter of 18 June 2012 concerning the above application.

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

However, the layout for the driveway access and the location of the proposed gate does not comply with LCC recommendations, as detailed below.

In addition, the boundary wall that defines the visibility splay appears to be topped with additional fencing. An amended site plan should be provided that confirms that this impediment to visibility is removed from the final drawing, should consent be granted.

Should your Planning and Development Committee be minded to support this proposal, I would recommend the inclusion of the following highway Conditions in any consent:

A. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such displays shall be 45 degrees to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45 degree splays shall be provided between the highway boundary and points on either side of the drive measures from 5m back from the nearside edge to the carriageway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

B. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out and available for use before the development is brought into use. Reason: Vehicles reversing to and from the highway are a hazard to other road users.

The creation of the new 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:-

C. 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.

D. 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:

Oliver Starkey, 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
01254 828060