

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

13 NOV 2012

Martin Nugent
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D3/12/0879

Drafted 13 November 2012

Dear Sir

**Planning Application, Ribble Valley District
3/12/0879 The Stables, Duck Street, Clitheroe**

I refer to your letter of 26 September 2012 and the subsequent submission of an amended site plan, dated 25 October, concerning the above application.

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

The proposed development of this site will introduce additional vehicular activity to serve an unspecified B1 Workshop area (accessed directly from Duck Street), a two bedroom residential unit and A2 Office space.

The only designated off street parking space identified by the applicant is the one space that runs along the south east gable end of the proposed office space. I am satisfied that this is an appropriate level of provision for this aspect of the development.

In view of the development's town centre location, the proximity of pay and display car parks and the accessibility of the nearby Clitheroe bus and rail interchange, there are a range of options for convenient alternative parking and access to the site by public transport for the residential aspect of the proposal.

However, the route to the workshop from Duck Street utilises a ginnel that also provides access to the rear of residential properties No. 8, 10, 12, 14 and 16 Duck Street.

In addition, there is insufficient manoeuvring space available within the approaches to the workshop to allow a commercial vehicle to enter and leave the site in a forward gear. Therefore, there would be the potential for reversing to and from the highway on a more regular basis and by a different vehicle type than occurs at present.

This problem is exacerbated by the poor visibility available for motorists emerging from the back ginnel and the narrow and discontinuous footway provisions immediately adjacent to the access. This would introduce an additional hazard to safe pedestrian movement on the south east side of Duck Street.

I am recommending refusal of this application on highway safety grounds as I am satisfied that as a result of the combination of proposed uses, in particular the inappropriate servicing available for the development of the workshop area, the anticipated vehicular activity in this immediate vicinity would be detrimental to highway safety for pedestrians and other road users.

Martin Nugent

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