

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

Martin Nugent
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D3/12/0988

Drafted 30 November 2012

Dear Sir

**Planning Applications, Ribble Valley District
3/12/0988 The Grand, York Street, Clitheroe**

I refer to your letter of 12 November 2012 concerning the above application.

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

The pre-application proposal for the Grand identifies amenities; the lecture theatre/cinema, that will aim to attract new visitors and increase visitor activity as opposed to extending the existing facilities that are provided on site.

While additional leisure/educational aspects of the Grand experience are to be welcomed, no provisions have been made for the additional impact this will have on the servicing of the site, the accessibility of the expanded facilities and visitor's travel choices to access the site. Furthermore, there will be four car parking spaces lost to the rear of properties 14-18 York Street.

However, the accommodation of deliveries and service vehicles to this site has been improved with the introduction of a loading bay on York Street, introduced in February 2012 as part of the Experimental Traffic Regulation Order presently in place on York Street, Church Street and Church Brow.

In addition, the Lancaster Foundation also brought forward an application in 2009, 3/2012/0064, that provides a location for staff parking on Back York Street for up to 12 car parking spaces.

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.

Martin Nugent

Public Realm, Ribble Valley
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29 DEC 2012

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