

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

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D3/12/1010

Drafted 3 December 2012

Dear Sir

**Planning Application, Ribble Valley District
3/12/1010 55 Pendle Road, Clitheroe**

I refer to your letter of 21 November 2012 concerning the above application.

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

I was consulted on this matter prior to the submission of a formal application and in my comments of 16 May 2012 noted the following;

"The proposed shared access, utilizing and amending the existing access would be acceptable. It would be necessary to identify the size of the proposed properties so that appropriate levels of parking and manoeuvring spaces can be established.

In view of its location, there should be adequate space identified within the site to ensure that vehicles do not need to be reversed to/from the highway where they could be a potential hazard to other road users."

The proposal, as submitted, does not provide the certainty and safety of access I would have anticipated. There are two separate and well-defined parking areas for Units 1 and 3, while the function of the manoeuvring area in front of Unit 2 is far more complex.

I would comment that;

- a. The gates for Units 1 and 2 will result in vehicles being stationary within the manoeuvring area for Unit 2, interfering with the safe movement of domestic traffic and during the servicing and delivery of items to all three properties,
- b. The parking for Unit 2 is along a 17metre driveway to the north-west gable of the property and will involve the reversing of vehicles to or from the communal parking area at the front,
- c. While the 4.5metre access width is acceptable for the anticipated level of domestic activity, I have noted that there is no separate pedestrian access and that where footway would have been anticipated there is a 2metre wide verge around the full 6metre access radii.

Therefore, I am recommending refusal of this application on highway safety grounds as I am not satisfied that suitable access arrangements have been achieved to each of the three properties. It is my view that the present layout introduces vehicle manoeuvres that would be detrimental to highway safety for pedestrians and other road users.

Martin Nugent

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