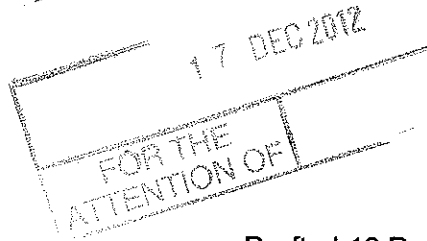


Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
01254 828060
D3/12/1044



Drafted 13 December 2012

Dear Sir

**Planning Application, Ribble Valley District
D3-12-1044 The Spinney, Grindleton**

I refer to your letter of 3 December 2012 concerning the following Application.

I have no objections to this proposal in principle on highway safety grounds.

The car parking provisions are acceptable, securing 15 off street spaces, including 2 mobility spaces, is consistent for an office development of this size.

I have some concern that the width of the access road narrows as it passes the entrance to the main building, with the available carriageway measuring just over 3metres in width. However, there is very little opportunity for conflict given the small number of potential passing traffic and the materials used will emphasise the shared nature of the surface.

On a similar theme, the pedestrian route from The Spinney is via a new gated access and it is unfortunate that it does not lead directly to an entry point but leads along the narrowed length of the access road mentioned above before reaching the entrance.

The changes being made on The Spinney to access to the development will require the construction of additional footway and an alteration to the existing drop kerbs. The construction and maintenance of this feature must be completed in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

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:

Andy Ashcroft, Public Realm Manager (Ribble Valley), Lancashire County Council,
Willows Lane, ACCRINGTON BB5 0RT
customerserviceeast@lancashire.gov.uk

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
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