

08 JUL 2013

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

Your ref
Our ref TL /3/2013/0416
Date 12th June 2013

FAO Stephen Kilmartin

Dear Sirs

Planning application no: 3/2013/0416

Proposal: Outline Planning Application for the erection of four houses.

Location: Land adjacent to Manor Barn Rimington Lane Rimington BB7 4DT.

I have no objection to the proposed development, but please note the following comments.

No vehicular access should be provided from the development site directly onto Rimington Lane.

I welcome the suggestion by the developer (in the Design and Access statement) that there is a direct pedestrian link to the west from the site into the village.

At the access off Rimington Lane, there is a field access gate and next to this the driveway is widened out. This will act as another passing place. However in order to facilitate the manoeuvring of vehicles into this place, the kerbing immediately to the west of the gate should be realigned to create an easier curve for vehicles to drive in to this space.

Please add the following conditions to any planning consent you may decide to grant.

Condition 1.

The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and the vehicular turning space shall be laid out and be 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.

Jo Turton
Executive Director for the Environment
LCC Highways Depot • Riddings Lane • Whalley •
BB7 9RW



Condition 2.

Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

Yours faithfully

Trevor Lewis
Traffic and Development Engineer