

Ribble Valley Borough Council
Church Walk,
Clitheroe,
BB7 2RA

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Your ref:
Our ref: LHS/CS/3/2016/0301
Date: 15th April 2016

For the attention of Robert Major

Proposal:	Erection of a new commercial building in connection with existing plant hire business.
Location:	Pendle Trading Estate Clitheroe Road Chatburn BB7 4JY
Grid Ref:	376376 - 443550

With regard to your letter dated the 13th April 2016

The Highway Development Control Section is of the opinion the applicant has not provided sufficient information to accurately assess the highway impact for the proposed new commercial units.

The applicant is advised to provide a car parking assessment for the existing units parking on the yard to determine if the overall development will have sufficient off-road car parking for the existing business use and the proposed new commercial units.

The car parking strategy to include the gross floor area for each permitted planning use for each business using the car parking area. The car parking provision is to be based on the car parking recommendations in the Joint Lancashire Structure Plan and the Ribble Valley Parking Standards. Accurate plans are then to be provided showing the car parking layout for the overall development with associated turning and manoeuvring areas. Consideration for the level of required mobility aided parking spaces

Where an acceptable level of parking can be agreed the Highway Development Control Section provisionally recommends the following conditions as part of the formal planning decision: -

1. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

2. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and for communal use only no spaces reserved for individual dwellings. Reason: To allow for the effective use of the parking areas.
3. The development hereby approved shall only be used as part of the existing business and shall not be divided by way of sale or sub-letting to form separate commercial units. Reason: To avoid the creation of separate businesses which may be substandard in terms of parking provision and/or amenity space.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer