

Ribble Valley Borough Council  
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Your ref:  
Our ref: LHS/CS/3/2016/0079  
Date: 10<sup>th</sup> February 2016

For the attention of Robert Major.

<b>Proposal:</b>	Extension to existing building to create a cattery and stables, construction of manege, midden and access arrangements. Resubmission of planning application 3/2015/0571.
<b>Location:</b>	Four Acres Pendleton Road Wiswell BB7 9BZ
<b>Grid Ref:</b>	374791 - 437678

With regard to your letter dated the 27<sup>th</sup> January 2016.

The Highway Development Control Section does not have any objections regarding the proposed cattery and stables, construction of manege, midden and access arrangements and are of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Ribble Valley Parking standards the Highway Development Control Section is of the opinion that the applicant has provided adequate off road parking provision for this type and size of development.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. No part of the development shall be commenced the visibility splays measuring 2.4 metres by 33 metres in both directions to be provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Pendleton Road, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.  
Reason: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.
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. Reason: To allow for the effective use of the parking areas.

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

Yours sincerely

Stewart Gailey  
Highway Development Control Engineer