

Ribble Valley Borough Council
Church Walk,
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BB7 2RA

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Your ref:
Our ref: LHS/CS/3/2016/0088
Date: 2nd March 2016

For the attention of Robert Major.

Proposal:	Alterations to existing garden center including enclosing existing storage area, re-cladding existing building and a link extension.
Location:	Coars Farm Settle Road Bolton by Bowland BD23 4SN
Grid Ref:	379638 - 454417

With regard to your letter dated the 15th February 2016.

The Highway Development Control Section does not have any objections regarding the proposed alterations to the garden centre 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. With room within the site for additional on-road parking.

The Highway Development Control Section 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.
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.
3. The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided 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 the promotion of sustainable forms of transport and aid social inclusion.

4. Any external source of lighting shall be effectively screened from the view of a driver and pedestrians on the adjoining public highway and maintained thereafter. Reason: To avoid glare, dazzle or distraction to passing motorists and pedestrians.
5. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway. Reason to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.
6. All lighting associated with the gated access to be located outside the adopted highway. Reason to ensure private equipment is not located within the adopted highway.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer