

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

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Your ref:  
Our ref: LHS/CS/3/2016/0182  
Date: 23<sup>rd</sup> March 2016

For the attention of Robert Major.

<b>Proposal:</b>	Proposed two storey side extension and single storey rear extension.
<b>Location:</b>	26 Holden Street Clitheroe BB7 1LU
<b>Grid Ref:</b>	374676 - 441901

With regard to your letter dated the 6<sup>th</sup> November 2015

The Highway Development Control Section does not have any objections regarding the proposed two storey side extension and single storey rear extension to the Islamic Education 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 Joint Lancashire Structure Plan the Highway Development Control Section is of the opinion that the applicant has provided adequate parking provision off-road and fronting the property.

From our highway adoption records, part of the development is over the adopted highway associated with River Lea Gardens. This area of highway would need to be stopped up under section 247 of the Town and Country Planning Act. The stopping up will need to be agreed with the legal section at Ribble Valley Borough Council, before works begin on site. I have attached a plan showing the extent of the adopted highway in green.

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

1. Before any construction works begin on site the area of existing adopted highway associated with the approved development is to be stopped-up under section 247 of the Town and Country Planning Act. Reason: to protect the users of the adopted highway and allow for the effective use of the parking areas and refuse storage for the residents without causing an obstruction of the highway.
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. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of River Lea Gardens and Holden Street. A similar survey shall be carried out before occupation of the approved extension, and the developer shall make good any damage to River Lea Gardens and Holden Street to return it to the pre-construction situation. Reason; To maintain the construction River Lea Gardens and Holden Street in the interest of highway safety.
4. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-
  - The parking of vehicles of site operatives and visitors;
  - Loading and unloading of plant and materials used in the construction of the development;
  - Storage of such plant and materials;
  - Wheel washing facilities;
  - Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
  - Routes to be used by vehicles carrying plant and materials to and from the site;
  - Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.Reason: to protect existing road users.

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

Yours sincerely

Stewart Gailey  
Highway Development Control Engineer