

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

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref: LHS/CS/3/2016/0296
Date: 28th April 2016

For the attention of Robert Major.

Proposal:	Erection of two detached dwellings
Location:	8 Hammond Drive Read BB12 7RE
Grid Ref:	376103 - 434841

With regard to your letter dated the 19th April 2016

The site was visited on the

The Highway Development Control Section does not have any objections in principle to the proposed relocated dwelling and the provision of 1 new dwelling providing the gate is relocated and the recommended number of off-road car parking is provided.

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 should provide three off road parking spaces for dwellings with four or more bedrooms.

Any gateposts erected at the access should be positioned 5.5m behind the nearside edge of the existing edge of carriageway. The gates shall open away from the highway

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

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5.5m behind the nearside edge of the existing edge of carriageway. The gates shall open away from the highway. Reason: To permit vehicles to pull clear of the carriageway when entering the site to open and close the gate.
2. A car park and manoeuvring scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas 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