

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

Phone: 0300 123 6780  
Email: lhscustomerservice@lancashire.gov.uk  
Your ref:  
Our ref: LHS/CS/3/2016/0301  
Date: 10<sup>th</sup> May 2016

For the attention of Robert Major

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

With regard to the additional information provided in the VTC Parking Assessment Report dated the 29<sup>th</sup> April 2016 and the proposed car parking layout shown drawing, figure 2 " Proposed Site Layout".

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. Providing the proposed new commercial unit is used for the storage of materials only and the unit is not sold or sub-let to form separate commercial units.

The Highway Development Control Section recommends the following conditions as part of any formal planning decision.

1. 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.
2. 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