

Ribble Valley Borough Council  
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Your ref:  
Our ref: LHS/CS/3/2016/0321  
Date: 6<sup>th</sup> June 2016

For the attention of Adrian Dowd.

<b>Proposal:</b>	Proposed demolition of existing garage and reconstruction of a new garage in its place
<b>Location:</b>	2 Cowper Place Sawley Clitheroe BB7 4LE
<b>Grid Ref:</b>	377542 - 446259

With regard to your letter dated the 23<sup>rd</sup> May 2016

The Highway Development Control Section does not have any objections regarding the proposed demolition of existing garage and reconstruction of a new garage in its place 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 condition as part of the formal planning decision: -

1. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

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

Yours sincerely

Stewart Gailey  
Highway Development Control Engineer