

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

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Your ref:
Our ref: LHS/CS/3/2016/0708 and 0709
Date: 9th August 2016

For the attention of John Macholc.

Proposal:	Change of use from public house, owner's living accommodation and bed and breakfast facility to two dwellings.
Location:	Dog and Partridge Tossie BD23 4SQ
Grid Ref:	376895 - 456092

With regard to your letter dated the 28th July 2016.

The Highway Development Control Section does not have any objections regarding the proposed change of use from public house, owner's living accommodation and bed and breakfast facility to two dwellings 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 is of the opinion that the existing access onto B6478 Wigglesworth Road should be stopped up to prevent vehicles using this access in the future due to the restricted sight lines.

The Highway Development Control Section recommends the following conditions as part of the 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. Reason: To allow for the effective use of the parking areas.
2. The existing access shall be physically and permanently closed to vehicular traffic in accordance with a scheme to be approved by the Local Planning Authority, before first occupation : To limit the number of access points.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer