

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

Phone: 0300 123 6780  
Email: lhscustomerservice@lancashire.gov.uk  
Your ref:  
Our ref: LHS/CS/3/2016/0853  
Date: 18<sup>th</sup> October 2016

For the attention of Adam Birkett.

<b>Proposal:</b>	Change of use from storage building to dwelling house.
<b>Location:</b>	Dove Syke Nurseries Eaves Hall Lane West Bradford BB7 3JG
<b>Grid Ref:</b>	373128 - 445167

With regard to your letter dated the 7<sup>th</sup> October 2016.

The Highway Development Control Section does not have any objections regarding the proposed change of use from storage building to dwelling house 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.

The access to the site is along private roads and they are not subject to any future adoption agreement. The applicant should check with their solicitor that they have rights over this road to access the site.

From or mapping system "Mapzone", the proposed development will have direct access along definitive footpaths 3-43-FP10 and 3-44-FP08. I have forwarded details of this planning application to Lancashire County Councils Public Rights of Way Section and asked them to contact you directly regarding any comments they may like to make.

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. The existing access and turning area for Dove Sky Nursery is not to be restricted to allow provisions for emergency and refuse vehicles to be able to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

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.

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

Yours sincerely

Stewart Gailey  
Highway Development Control Engineer