

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

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref: LHS/CS/3/2016/0911
Date: 17th October 2016

For the attention of Adam Birkett.

Proposal:	Demolition of existing projecting shop front and replacement with new. Extension of retail trading area involving change of use from mixed residential/retail storage to A1 retail. Conversion of existing five bedroom dwelling and rear outbuildings to three one-bedroom apartments including two storey rear extension and associated alterations
Location:	17 Eshton Terrace Clitheroe BB7 1BQ
Grid Ref:	374031 - 441386

With regard to your letter dated the 4th October 2016.

The Highway Development Control Section does not have any objections in principle to the proposed alterations and change of use, providing the A1 retail unit is not used for food retail.

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 three one bed properties have the same parking demand as the existing five bed property and the gross increase in food retail area is minimal to have a serious impact on parking demand.

The site is also in a highly accessible location.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer