



Ribble Valley Borough Council  
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Your ref:  
Our ref: LHS/CS/3/2016/0913  
Date: 18<sup>th</sup> October 2018

For the attention of Robert Major.

<b>Proposal:</b>	Change of use of Unit 1 from A1 (retail) to B2 (light industry).
<b>Location:</b>	Unit 1 Union Mill Watt Street Sabden BB7 9ED
<b>Grid Ref:</b>	377707 - 437117

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 of Unit 1 from A1 (retail) to B2 (light industry) 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. 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