

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

Phone: 0300 123 6780
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Your ref:
Our ref: LHS/CS/3/2016/0928
Date: 14th November 2016

For the attention of Adrian Dowd.

Proposal:	FULL - Change of use from B1 (office use) to C3 (dwelling) to form two dwellings.
Location:	Stanley House Lowergate Clitheroe BB7 1AD
Grid Ref:	374390 - 441732

With regard to your letter dated the 28th October 2016

The Highway Development Control Section does not have any objections regarding the proposed Change of use from B1 (office use) to C3 (dwelling) to form 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 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 ground floor study is capable of being used as an additional bedroom and as such each property should be allocated with three off road car parking spaces each.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. A car park and manoeuvring scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and clearly showing ownership of each parking bay. 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