

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

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Your ref:
Our ref: LHS/CS/3/2016/1169
Date: 19th April 2017

For the attention of Robert Major.

Proposal:	Proposed two storey side extension and single storey rear extension.
Location:	26 Holden Street Clitheroe BB7 1LU
Grid Ref:	374676 - 441901

With regard to your letter dated the 6th November 2015

The Highway Development Control Section does not have any objections regarding the proposed two storey side extension and single storey rear extension to the Islamic Education Centre 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 Joint Lancashire Structure Plan the Highway Development Control Section is of the opinion that the applicant has adequate parking provision off-road and fronting the property. Providing the garage is conditioned to be used as a parking area for perpetuity.

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. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority. Reason: To allow for the effective use of the parking areas.

4. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of River Lea Gardens and Holden Street. A similar survey shall be carried out before occupation of the approved extension, and the developer shall make good any damage to River Lea Gardens and Holden Street to return it to the pre-construction situation. Reason; To maintain the construction River Lea Gardens and Holden Street in the interest of highway safety.
5. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials used in the construction of the development;
 - Storage of such plant and materials;
 - Wheel washing facilities;
 - Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - Routes to be used by vehicles carrying plant and materials to and from the site;
 - Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.Reason: to protect existing road users.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer