

**Subject:** FW: Wilkin Square, Clitheroe

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**From:** Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]

**Sent:** 07 September 2017 09:35

**To:** Stephen Kilmartin

**Subject:** Wilkin Square, Clitheroe

Morning Stephen,

Thanks for the plan of the mosque car park. It shows 15 spaces which will be unaffected by the proposal. I went out on site this morning to familiarise myself with the site and noted that parking in the area was not fully occupied. The proposed development site had some parking on it but the access gates were locked with access to this area through the mosque car park. Contrary to Condition 3 of permission 2006/0880 which required the car park gates to be locked between 23.00 – 8.00.

In respect of the application and reading the previous highway comments in conjunction with the Transport Statement supplied by DTPC, I would make the following comments

1 Parking, Access, Visibility.

- a) The parking provision is below the maximum levels, however taking into account the position of the development and the ease of access to schools, retail, employment and public transport I would consider the parking provision acceptable. There is a commitment to supplement it with cycle parking provision.
- b) The plan on the website is not printing to scale being slightly out however it would appear that the reversing space onto Wilkin Square is substandard (measuring slightly less than 5m – it should be 6) This could be rectified by setting back the buildings and increasing the length of the forecourts. There is also the possibility of the development boundaries encroaching into public highway which would not be permitted
- c) In view of the nature of Wilkin Square I would not consider sightlines to be an issue.
- d) Refuse Vehicle access. The swept path analysis shows that this would not be a problem and one of the photos submitted with the Transport Statement shows that the bin collection for the properties fronting Highfield Road takes place from Wilkin Square.

2 Parking Displacement. During my site visit there were 3 parked cars on Wilkin Square which would be displaced by the development, however there were spaces available within the immediate vicinity to absorb additional parking demands. As mentioned previously there was parking occurring on the development site which was being accessed via the mosque car park (2 cars, 2 vans and 2 trailers). This appears to be opportunistic but again this, with the exception of the trailers should be readily absorbed in the immediate vicinity.

3 Loss of parking for the mosque. Although I didn't deal with the applications for the mosque (06/0880 and 09/0138?), the mosque development appears to have been approved on the basis of 15 spaces which is unaffected by this application.

Subject to a revised plan showing proposals to address the issues stated in 1b above and the inclusion of the suggested planning conditions in the previous response dated 15<sup>th</sup> May 2017, with the exception of Condition 3 the proposed development would be acceptable.

**Dave Bloomer**  
**Highways Development Control**  
**Lancashire County Council**

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