

Ribble Valley Borough Council
Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2019/0484
Our ref
Date 17th June 2019

Dear Sir / Madam

Application no: 3/2019/0484

Address: James Alpe ,Vehicle Repair Lincoln Way , Clitheroe

Proposal: increased workshop and additional car parking

The current application is a resubmission of application 2019/0007 and I have therefore repeated the highway comments to the original application below

The proposal will increase the size of this facility which will be offset by the additional parking proposed and in this respect I would raise no objection to the proposal, however there are existing issues of on street parking between the entrance to the site and Lincoln Way and in this respect the development will increase vehicular traffic through this junction. In order to counter this and improve traffic flows and visibility I would like to see additional waiting restrictions introduced in this area and therefor would request that should your council be minded to approve this application the following conditions be attached to any permission that may be granted

1. The car park shall be surfaced or paved in accordance with a 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. Reason: To allow for the effective use of the parking areas.
2. There shall be no direct pedestrian or vehicular access between the site and Lincoln Way / Up Brooks and to that end a continuous wall or fence not less than 1.8m in height shall be erected before development commences and be permanently maintained on the highway boundary of Lincoln Way and Up Brooks all vehicular and pedestrian access being obtained from the main site entrance. Reason: To limit the number of access points to the highway network aiding road safety and site security.

Phil Durnell

Director of Highways and Transport
Lancashire County Council

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3. That prior to the commencement of any development an order shall be placed for staff costs, the advertising and implementation of traffic regulation orders for waiting restrictions, on the un-named road between the site access and Lincoln Way to the satisfaction of the Local Planning Authority in consultation with the Highway Authority. Reason: In the interest of highway safety and compliance with current highway legislation.
4. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period. Reason; To prevent stones and mud being carried onto the public highway to the detriment of road safety
- 5 No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - ❖ The parking of vehicles of site operatives and visitors
 - ❖ The loading and unloading of plant and materials
 - ❖ The storage of plant and materials used in constructing the development
 - ❖ The erection and maintenance of security hoarding
 - ❖ Details of working hours
 - ❖ HGV delivery times and routeing to / from the site
 - ❖ Contact details for the site manager

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council