

Ribble Valley Borough Council  
Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2019/0500  
Our ref  
Date 25<sup>th</sup> June 2019

Dear Sir / Madam

Application no: 3/2019/0500

Address: Thorn Street Garage, Clitheroe  
Proposal: Demolition of Redundant buildings and remodelling of internal area

The proposed development involves the demolition and remodelling of existing buildings and alterations to the site access. The existing commercial use is to be retained. On the basis of the submitted plans I would raise no objection , however there are a number of issues that need addressing / further clarification.

1 The development proposes to create a single access point into the site. Currently there is a kerbed radii delineating the access point. There is a likelihood that without the kerbing extending to the revised access point there may be a temptation to parki across the redundant access point and cause an obstruction to the footway. In order to avoid this the existing kerbing would need to be extended and the footway reinstated.

2 The existing "H-bar" marking will need to be amended to reflect the new access arrangement.

3 The layout indicates a jet wash located within the yard area. I would need confirmation that its use is not available to the general public.

---

**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council

Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Subject to the above issues being resolved / clarified and the following conditions being attached to any permission that may be granted , I would raise no objection to the proposal on highway grounds

1. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access. Reason: To maintain the proper construction of the highway.
2. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the amended access proposals are acceptable before work commences on site.

Note

1 The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)

Yours faithfully

**Dave Bloomer**  
**Highways & Transport**  
**Lancashire County Council**