

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
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Your ref: 03.2023.665
Our ref: 03.2023.665
Date: 12.09.2023

For the attention of Ben Taylor

Planning Application No: 3/2023/0665

Proposal: Change of use of ground floor from dwelling (use class C3) to hot food takeaway (use class sui generis). Installation of new shop front. Installation of extraction flue vent pipe to ground and first floor, rear elevation.

Location: 66A and 66 Whalley Road Clitheroe BB7 1EE

The submitted documents and plans have been reviewed and the following comments are made:

The timing of the works, due to the sites location and to avoid school drop-off and collection, is crucial to maintain safety and to minimise disruption to the highway network.

As some work is to the frontage of the property (shop front), the informative note is recommended to ensure highway safety.

The Highway Development Control Section does not have any objection in principle regarding the proposed development at the above location, subject to the above comments being noted and condition being applied to any formal planning approval.

Condition

- No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that

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construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Informative Note

· The developer should be aware that any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highway Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lanashire.gov.uk or on 01772 533433.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highways and Transport
Lancashire County Council

