

Director of Development Services  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe BB7 2RA

Martin Nugent  
01254 770984

Dear Sir

**Outline Planning Application, Ribble Valley District  
3/10/0375 land adjacent to Davies Gate, Clitheroe Road, Dutton**

I refer to your recent letter of 2 July 2010 supplying details of a revised site plan in respect of the above application.

I have no objection in principle to this application for the development of one residential dwelling on highway safety grounds.

The proposed site is located to the inside of a bend on Clitheroe Road and the National Speed Limit applies. In view of these circumstances it will be necessary to secure clear visibility splays measuring a minimum of 160m when measured from 2.4m back from the edge of carriageway.

I have no preference for the precise location of the means of access to the site provided it can be achieved from within the highway frontage available to the applicant.

The precise parking provisions would be determined by the size of the development, but there is a considerable area of land available and any appropriate provisions should be achievable.

The design and construction of the access would have to be of sufficient dimension to provide safe two way movements to the highway and any gates should be set back from the edge of carriageway by at least five metres.

**Martin Nugent**

01254 770984  
Traffic and Development Engineer  
LCC Environment Directorate

DIRECTOR OF  
DEVELOPMENT  
- 9 JUL 2010  
FOR THE  
ATTENTION OF