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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 letter of 24 August 2010 supplying further details of a the 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.

However, as the proposed site is located to the inside of a bend on Clitheroe Road and the National Speed Limit applies, it remains necessary to secure clear visibility splays measuring a minimum of 160m when measured from 2.4m back from the edge of carriageway

The most recent information provided shows that access to the proposed development plot is from the existing access to Davies Gate. In order to safely accommodate the additional traffic generated by this proposed property, the provision of the sightlines detailed above remains a priority.

The precise parking provisions would be determined by the size of the development, but there is a considerable area of land available. As the size is presently referred to as "unknown", I am prepared to continue on the basis that 3 parking spaces should be provided and that these should be able to enter and exit the property in a forward gear. This is to minimise the necessity for any manoeuvring in the vicinity of the junction with Clitheroe Road that may affect the safe movement of vehicles to or from the highway.

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	
20 SEP 2010	
FOR THE ATTENTION OF	