Hi Adrian

Planning Application No: 3/2017/1026
Grid Ref: 373999 441451
Proposal: Proposed third floor roof lights, with integral balcony to rear, two storey extension to rear including infilling existing rear window and construction of external staircase to create separate access to first floor flat. Replacement exhaust vent to rear, and replacement of existing yard building with a single storey extension to laundrette with sedum roof. New signage to shop front.
Location: Snowhite Laundrette 46 Eshton Terrace Clitheroe BB7 1BQ

With regard to the above planning application. Thank you for the revised documents and the statement from the applicant's agent.

With regard to the parking required for the flat, any two or three bedroom accommodation would normally attract two parking spaces, it was this that I would be looking to address with the a parking space at the rear. The latest notes indicate that the proprietor of the laundrette is looking to use the flat and would be planning to resolve the parking problems by purchasing an annual pass for the local Mitchell Street Car Park. This would go a long way towards satisfying my concerns with regard to the parking, as much as I would like to condition this I feel that as the property is in a town centre location and such a move may be considered as over stringent. I would take this statement as an indication of how the client is prepared to deal with this issue.

The lack of a turning facility to the rear of the Laundrette is a difficulty that means that there will be a need for vehicles to either reverse into the back street of or out on to Eshton Terrace. I would be looking for an undertaking from the client that there will be general working method statement that indicated that any vehicle reversing in that area will only do so with the aid of a banks man. This would be especially important if there was a need to reverse onto Eshton Terrace.

In light of the new information I would not raise objections to this development on highway grounds subject to the following notes and conditions being attached to any permissions that your council is minded to grant.

Conditions.

1. No building materials, vehicles etc. associated with the development hereby approved shall be stored or placed on the adopted highway network or in such a way that such materials block vehicular access to the rear of properties 48, 50 & 52 Eshton Terrace prior to, during and following completion of construction of the proposed works. Reason: In the interest of highway safety.
2. During the construction of the development any vehicles accessing or egressing from the rear of 46 Eshton Terrace will need to do so only under the guidance of a banks man. Reason: In the interest of highway safety.
3. No deliveries for construction purposes shall be made before 9.30 am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) on Eshton Terrace at peak times. Reason: In the interest of highway safety.

Notes.
1. The site is in close proximity to a level crossing and this should be considered at all times. Parking of larger vehicles on Eshton Terrace should not cause an obstruction that may cause vehicles to wait on the railway crossing.
2. This consent does not give approval to a connection being made to the County Council's highway drainage system.
3. The grant of planning permission does not entitle a developer to obstruct any right of access that tenants of properties 48, 50 & 52 Eshton Terrace already hold.

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