

Jane Tucker

From: Adrian Dowd
Sent: 02 December 2011 16:19
To: Jane Tucker
Subject: FW: Consultation on planning application 3/2011/0822 Talbot Hotel, 5 Talbot Street, Chipping

From: Hornby, Mark [mailto:Mark.Hornby@lancashire.gov.uk]
Sent: 02 December 2011 15:53
To: Adrian Dowd
Subject: FW: Consultation on planning application 3/2011/0822 Talbot Hotel, 5 Talbot Street, Chipping

Adrian

Having studied the Transport Assessment supporting this application I am satisfied that the levels of parking provision proposed are appropriate for a development of this size, and that should demand for parking occasionally exceed supply there are suitable alternatives within easy walking distance. I would however request that the parking space nearest to the car park entrance on the highway frontage of the main building is removed in order to maximise the waiting / manoeuvring space at the entrance to the main car park. Provided that appropriate signage is provided for priority working at the entrance as indicated in the TA I am satisfied that safe operation is achievable.

I had some concerns about how coaches would be dealt with at the development, however I am satisfied that the highway frontage area of the site can be used for short term drop off and pick up without causing any specific safety issues, and given the options indicated in the TA for longer term parking / layover I am sure that a workable arrangement can be achieved. I would expect service vehicles to utilise the highway frontage area for deliveries and refuse collection etc. as was the case when the hotel was open previously. Furthermore the frontage parking spaces could always be coned out of use for the majority of such operations.

I am satisfied that the levels of traffic generated by this development, whilst inevitably higher than for the site's previous use, would not cause any additional traffic issues within the village or on the surrounding highway network.

I therefore have no objection to this proposal.

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From: Nugent, Martin
Sent: 31 October 2011 12:17
To: Hornby, Mark

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