

Jane Tucker

From: Rachel Horton
Sent: 20 February 2012 17:32
To: Jane Tucker
Subject: FW: Unit 6 Lincoln Park, Lincoln Way - Change of Use

Rachel Horton – Assistant Planning Officer

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From: Nugent, Martin [<mailto:Martin.Nugent@lancashire.gov.uk>]
Sent: 17 February 2012 16:08
To: Rachel Horton
Subject: RE: Unit 6 Lincoln Park, Lincoln Way - Change of Use

Afternoon Rachel,

Following our discussions on Tuesday I visited the site to consider the suitability of the compound.

I have no doubt that the space within the site could accommodate the number for cars being proposed. It is not presently marked out as a parking area and there are a number of items stored here that would have to be relocated. If it is to be used as a parking area, bays must be clearly marked out and storage items removed or managed in a safe manner. Given the loose surface material in the compound, it is not immediately apparent how the bays would be identified.

My main concern relates to the fact that this is a secure compound, with CCTV cameras in operation, locked gates and no general access. If this area is to be used for parking throughout the day and on all days of the week, who will manage the security of the compound? Given that there is an existing requirement for the compound to be secure at this time, will that no longer be that case if it is used by the gym?

Therefore, I would be recommending refusal at this time, as the existing parking within the immediate frontage of the unit is insufficient for the level of anticipated use and there remain a number of questions concerning the suitability of the alternative parking area.

Martin Nugent

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