

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 04 March 2013 16:08
To: Colin Sharpe
Cc: planning
Subject: 3/2013/0091 - Proposed extended car park area - Holden Clough Nursery Holden Bolton-by-Bowland Lancashire

Colin Sharpe,

Planning Application reference: 3/2013/0091
Proposal: Proposed extended car park area.
Location: Holden Clough Nursery Holden Bolton-by-Bowland Lancashire

The proposed development is for the extension of the existing car park. I refer to the previous planning application (3/2012/0838) which was granted for the development of the building. The proposed development was of 268 m2 floor area for A3 restaurant and café use. With regard to the HJLSP parking standards the A3 type use will require parking in the ratio of 1:8. Which means the additional parking spaces required in relation to the 268m2 development is approximately 34nos.

It is believed that the proposed development exceeds the requirement of parking spaces required. There is reasonably well planned arrangement for the access to the existing car park and access to additional car park. There is one entrance and two exits, which effectively manages the car park more efficiently. It is likely that during some event or exhibition etc, there will be number of movements of the cars on the road. During my visit to site on 1st March 2013, it was observed that there was some construction activity going on, on the site. This activity however was not related to the car park but it was to do with the building work.

The current proposal suggest 42no spaces additional to the existing spaces. This is considered to be sufficient in relation to the development floor area as indicated above. This situation is unlikely to cause on street parking and affect the existing traffic.

There is no objection to the proposed development of extension of the car park.

Thank You

Uday Patel
Developer Support
(Environment Directorate - Lancashire Highway Services)

2013

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