

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 08 March 2013 12:36
To: Adrian Dowd
Cc: planning
Subject: 3/2013/0108 - Formation of a car park for use by hotel guests. - Eaves Hall Moor Lane West Bradford Lancashire BB7 3JG

Adrian Dowd,

Planning Application reference: 3/2013/0108
Proposal: Formation of a car park for use by hotel guests.
Location: Eaves Hall Moor Lane West Bradford Lancashire BB7 3JG

The proposed development is for the car park. Currently the hotel guests are parking their vehicles in the existing car park. It is understood that the hotel is more or less used as event venue rather than the occasional visitors. It is realised that there is no additional rooms of extension of increase in the existing capacity of the hotel infrastructure. To that extent there is no additional demand of the provision of car park facilities. However, while talking to the architect (Mike Gee) it was understood that hotel management needs to provide better facilities to their guests by providing better parking facilities.

It is recognised that since there is no increase of the capacity of the hotel and will still be used as it is used currently, there is unlikely to increase in additional traffic. However, it is required that the vehicles entering the property do not have to wait on the road to enter the premises and therefore some signage and direction signs are required to guide the visitors.

It is also realised that there is gated access to the property. If number of vehicles are arriving at the same time, it may be possible that there may be few vehicles still in a queue to enter the premises. There is a reasonable approach road to the property which would accommodate the vehicle prior to entering the property.

The proposed development of formation of car park is within the property curtilage. There is likely movement of construction vehicles. Therefore it is advised that no construction vehicles be parked outside the curtilage of the property which may affect the normal traffic.

Considering the above aspects, it is believed that the formation of car park is unlikely to have a significant effect on to the adjacent highway network.

There is no objection to the proposal.

Thank You

Uday Patel

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

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12/03/2013