

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 11 April 2013 12:47
To: planning
Cc: ENV LHS Customer Service
Subject: FW: 3/2013/0254 - Castill Laithe Abattoir Gisburn Road Sawley Lancashire BB7 4LH - chill extension, replacement lorry docking bays and increased yard area to existing meat processing factory

FAO: Colin Sharpe,

Planning Application Reference: 3/2013/0254

Location: Castill Laithe Abattoir Gisburn Road Sawley Lancashire BB7 4LH

Proposal: Proposed chill extension, replacement lorry docking bays and increased yard area to existing meat processing factory

The proposed development is an extension of existing chill area, replacement of docking area as well as minor increase in yard area. It is realised from the design and access statement that the proposed infrastructure is to facilitate the existing use of the meat processing business to its greatest potential. The additional yard area will be used for storage of more pallets and lorry trailers. It is recognised from the application that proposed development is of B3 type (General Industrial).

According to JLSP parking standard guidelines, for B3 type use, the parking requirement is in the ratio of 1:45. This means for every 45m² gross floor area there shall be 1no parking space available to use associated with the proposed development. Currently there is provision of 100no parking spaces for the use of the whole site. The proposed development has 180m² gross floor area so the parking requirement will be 4no spaces. In view of the existing 100no parking spaces available to use, it is recognised that these spaces can accommodate additional 4no vehicles within the available spaces and be manageable without significant effect on the adjacent highway network.

The existing access to the property is from the A59. This entrance has an adequate radius for lorries entering and leaving the site. There is no change to the existing arrangement of access to the site from A59.

In view of the above considerations, it is realised that the development is of minor nature and is unlikely to have a significant effect on to the adjacent highway network.

There is no objection to the proposed development on highway grounds.

Thank You

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

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