

## Lesley Lund

**From:** Patel, Uday [Uday.Patel@lancashire.gov.uk]  
**Sent:** 12 August 2014 12:46  
**To:** planning  
**Cc:** ENV LHS Customer Service  
**Subject:** 3/2014/0592 - Proposed demolition of the Moorcock Inn and the erection of 7no dwelling houses including associated drives, gardens and external landscaping works - The Moorcock Inn Slaidburn Road Waddington

**F.A.O:** Colin Sharpe,

**Planning Application Reference:** 3/2014/0592

**Grid Reference:** 371966 446630

**Proposal:** Proposed demolition of the Moorcock Inn and the erection of 7no dwelling houses including associated drives, gardens and external landscaping works

**Location:** The Moorcock Inn Slaidburn Road Waddington

Proposed development is erection of 7no dwellings including associated drives, gardens and external landscape. Currently there is an existing building on the site which was previously used as a Hotel. Currently the building is vacant since some time. Access to the property is from Slaidburn Road. Slaidburn road is a rural single two way road with 60mph speed limit. It is believed that during the high occupancy time of existing Hotel, there would have been several vehicles visiting the site including daily basis. There is a significantly large car park associated with the existing property.

Proposed development is erection of 7 dwellings on the site. Two houses will be of two bedroom, two houses will be of three bed room and three houses will be of four bedroom each. Existing access to the property from Slaidburn Road will remain same. However there will be a road along the frontage of the property which will lead to drive way/access to each houses separately. Thus there is no separate access from Slaidburn road individually to each house.

According to JLSP residential parking standard guidelines, two bedroom dwelling shall require one parking space, three bedroom dwelling will require two parking spaces and three bed room dwelling will require three parking spaces within curtilage of each property. The layout indicates that appropriate paring provision if provided for each of the dwelling to accommodate domestic vehicles associated with the house within curtilage of the property.

Highway' traffic point of view proposed development is considered to be contributing significantly less vehicles and there by less traffic to the existing road network. This situation is considered to be significant improvement highways point of view. All the properties are accessible via access road where there is very less traffic, or if any, will be associated with the proposed properties. There is likely to be very less speed of the vehicles on the access road. Thus visibility is not a major issue for each property. It is necessary that access road is appropriately surfaced with hard standing material so that no loose material is spilled over on to the Slaidburn Road.

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

Thank You

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