

Statement in respect of the Car parking requirements of:

The Avenue Hotel & Restaurant.

Gleneagles Drive.

Langho Village.

Old Langho.

Clitheroe.

Description:

A planning application for a single storey extension to form an additional area of the function and dining area was submitted to Ribble Valley Planning Department on 11/05/18 ref: PP-06967063.

The hotel is a 20 bedroomed hotel with a dining restaurant capable of seating 35 residents for meals or approx. 80 for a small function.

The car parking facilities for the hotel are at present 48no spaces which are shown on the provided plan. If all rooms are fully occupied the car park will cater for each room's occupant having one car to be parked taking up 20no spaces. During the day most cars are away from the site and at the evening only 60% of guests arrive by private car others arrive by taxi or are dropped off by others.

The proposal will result in the removal of 5no spaces in an adjacent car parking area, however the applicants would like to replace these 5no places with 5no created adjacent the entry road as shown on the revised site plan. This then leaves the spaces removed by the decking area west side of the road.

The site was visited on the following dates and times.

Monday 09/07/2018. Of 48 spaces available on site at 14:30hrs only 23no were occupied leaving 25no vacant.

Wednesday 11/07/2018. Of 48 spaces available on site at 10:20 hrs only 18no were occupied leaving 30no spaces available.

Friday 13/07/2018. Of 48 spaces available on site at 17:25hrs only 27no spaces were occupied leaving 11no spaces available.

Saturday 14/07/2018. Of 48 spaces available and with the hotel's rooms fully booked and a function on that evening of 48 spaces available 30no spaces were occupied. Leaving 8no free.

If the 5no spaces are replaced as suggested that would have increased the spaces lost by the extension giving 43no spaces available at any time.

The function on Saturday evening was, I am told by the manager, typical of the numbers of vehicles using the car park when functions are on and invariably most people arrive by taxi or mini bus or coaches if it is a wedding.

I hope that these figures are of assistance to you in evaluation of our application if further data is required please ask.

Anthony Flanagan

Agent