

Sharon Craig

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 19 June 2018 11:55
To: Harriet McCartney
Cc: LHS Customer Service; planning
Subject: app3/2018/0533 The Avenue Hotel, Gleneagles Drive Brockhall

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Morning Harriet,

The proposal is to increase the floor area of the bar and dining area. The development would increase the floor area by 92msq which would attract an additional parking requirement of 12 spaces, however the footprint of the development will remove 6 of the existing spaces in addition to which the proposed decking will remove a further 4 spaces. Taking the above into account there will be a loss of 20 spaces when compared to the current provision. This shortfall may result in an increase in on street parking in the vicinity of the hotel during busy periods (functions etc) which may precipitate road safety concerns and be detrimental to residential amenity. However it should be borne in mind that the estate roads are privately maintained and the assumption is that any negative impacts of the development will be dealt with by the estate manager Consequently as there is no direct effect on the public highway , I would raise no objection to the proposal on highway grounds

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