

## Sharon Craig

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**From:** Holt, Kelly <Kelly.Holt@lancashire.gov.uk>  
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### D3.2018.0637 – Time Technology Park, Blackburn Road, Simonstone Proposed new business unit

An application has been approved for the larger site comprising 18 industrial units for B8 (storage and distribution) and B1 (offices and light industry) uses (application reference 3/1007/0284, which was a resubmission of application 3/2015/0906).

This application seeks to replace the approved Units 1 & 2 (724sqm combined B1 office use with 24 car parking spaces) with a single unit (522sqm B2/8 use with 17 car parking spaces and a small service yard).

It will be necessary to submit a swept path analysis to show that a HGV or articulated vehicle (whichever is the largest that this business will generate) can enter in forward gear, reverse turn and exit onto the estate road in forward gear.

A ratio of 1:30 has been applied to calculate the car parking provision and this is applicable to a B1 office use. In this case I would suggest that a lower ratio of 1:45 for B2 general manufacturing should be used which equates to 12 spaces. There is no objection to the proposed level of car parking at the site however it may be necessary to remove the 4 car parking spaces from the service yard to provide an increased service yard area for the maneuvering of large vehicles. The swept path analysis will dictate this.

There is no objection to the proposed and there are a number of highway conditions attached to the decision 3/2018/0284 which should be stated on this decision, should it be approved.

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