

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk

Your ref: 2018/0973
Our ref:
Date: 10/12/2018

Dear Sirs

Re: Planning Application 18/0973

Address: The Avenue Hotel Gleneagles Drive Brockhall Village Old Langho
BB6 8AY

Description: Single storey extension to bar and dining area (resubmission of application 3/2018/0533).

With respect to this application we would wish to raise any objection. This application is adjacent to estate roads that are privately maintained and it is expected that any negative impacts of the development will be dealt with by the estate manager.

Whilst the applicant has increased the number parking spaces available this is at the detriment of the functionality of the car parking area. The turning head at the end of the car park has been included in the allocation Nos 31-33, which is likely to lead to an increased number of vehicles having to reverse the length of the carpark to enable them to turn around.

It is further noted that there is no provision for any mobility parking, guidance regarding the amount differs although generally, a minimum allocation of 4 marked bays would be expected at a development such as this. Details of the expected requirement including dimensions of the bay and associated hatched area can be found in the Department for Transport's publication Inclusive Mobility.

In order to progress the application we would look for further plans showing how our concerns can be allayed.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Phil Barrett
Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Simon Hardie
Highways Development Control
Lancashire County Council