

A V Town Planning Ltd

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EXTENSION TO EXISTING WORKSHOP

AT: JAMES ALPE ACCIDENT REPAIR CENTRE, LINCOLN WAY, CLITHEROE

Addendum to submitted Statement in support of the proposal

The scheme has been amended specifically as a result of concerns expressed in the consultation response received from the environment Agency who had irresolvable concerns in respect of the car parking element of the submitted proposal. The need for the additional floor space in order to expand the specialist body realignment department of the company's operations remains fundamental to the expansion plans of the vehicle repair centre with the attendant ability to create up to 10 additional highly skilled jobs.

The site as a whole has access to circa 270 off street parking spaces which far exceeds the prescribed parking standards by LCC Highways with the company only recently being able to acquire the land to create the additional 243 spaces shown to the east of their present facility. For convenience sake it would have been preferable if the additional 22 spaces advocated in the initial submission to be located on the opposite side of Mearley Brook could have been achieved but in our view it is not essential to satisfy the needs of the operational business given that the overall parking provision on site is far in excess of adopted parking standards. As a result we would be grateful if in reassessing the merits of this case that LCC Highways take these matters into consideration given the relatively modest increase in floor space.

12 February 2020