

Nicola Gunn

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Sent: 11 December 2020 17:16
To: Adam Birkett; Planning; LHS Customer Service
Subject: APP 3/2020/0911 - Shackletons Garden Centre Ltd Clitheroe Road Chatburn BB7 4JY

Categories: Yellow Category

Dear Adam

In respect to the proposed two-storey extension to rear and re-modelling of home and garden centre, including additional indoor and outdoor retail space and increased cafe area and play area, I have the following comments to make.

Whilst I would raise no objection to the principle of the development proposal, I must ensure that the proposal would not be detrimental to highway users and therefore I would wish to raise the following concerns to allow the applicant the opportunity to address the below raised issues.

There will be an increase of 86 parking spaces, from 155 existing to a proposed 241 which include only 5 disabled bays and 36 cycle spaces.

5 disabled parking spaces would significantly fall lower than what is expected and therefore a minimum of 10 disabled parking spaces should be incorporated into the design layout, within close proximity of the main entrance to the building providing sufficient accessibility and manoeuvrability. 36 cycle space would be considered excessive and 20 cycle spaces would suffice, equally 10 motorcycle spaces should be provided and electric vehicle charging points should also be included.

There is are parking spaces that would not allow a 6m clearance to the rear and therefore would not be considered acceptable, equally vehicles being reserved out of there parking space should not enter any on-coming traffic. The 26 over-spill parking spaces would be accessed by a single track with a passing place, however the access track should support two-way traffic flows to ease congestion and should also have a barrier fence gating its access point to be opened as and when necessary in accordance with its intended purpose, the over-spill parking area should also have pedestrian access to and from the buildings main entrance point. So the design layout would need slightly adjusting.

Visibility splays are required at both new entrance points which will obviously need to be constructed under Section 278 of the Highways Act 1980 and measures to intercept any surface water run-off from the site into the public highway in the form of an ACO drainage channel would need to be incorporated into the design.

I ask that the transport statement is more specific in terms of times and dates for both the traffic survey and carpark survey assessments.

The new entrance off Clitheroe Road should also be widened to allow 1x in lane and 2x out lanes *i.e.* 1 left turn out 1 right turn out. Thorough sweptpath analysis should also be provided to prove both of the access points and carparks safe accessibility.

I ask that the plans are revised in accordance with above and that further information is provided as requested above before I can provide any further comments for the proposal.

Kind regards

Robert Gregg EngTech MICE MCIHT
Development Support

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