

Dry Ski Slope

Existing roadside parking for employees to be resurfaced in tarmac under a section 278 Agreement (Highways Act 1980) allowing the owner to enter into a legal agreement with the local council to carry out the proposed work.

Site Parking:
 The site has a total of 58 parking spaces which includes 10 parking spaces to the northern boundary, 5 directly off the main road and 5 at a lower level.
 The parking spaces as described are used by employees, owners of the restaurant 49, 50 (Caretaker apartment) and for deliveries of goods.
 The area of land adjacent the highway is to be resurfaced subject to a 278 Agreement.

Parking spaces in the main car park to the southern side of the site are for customer parking and spaces 1,2,3,4,5, and 26 are to be used for the proposed and existing rental accommodation units.
 These spaces will be surfaced in tarmac and designated as private parking.

E V Charge points:
 The new parking spaces for the accommodation units will have electric vehicle charge points installed these would also be a great advantage to the site in case of customer emergency use.

Existing Ski slope reception and storage.

Existing Caretaker and visitor apartment at ground floor level.

Existing Holiday let apartments. A. B. C

Recycling and refuge area

Wellsprings Hotel (PH)

Wellsprings Restaurant.

Main entrance to Wellsprings Restaurant.

267.6m

Parking spaces will be marked out using white line paint following resurfacing work.
 New entrance to be resurfaced in tarmac.

Entrance:
 The existing entrance to The Wellsprings restaurant has been improved over the last few years with sweeping walls forming a recessed entrance to provide vehicles with a unobstructed sight line in both directions when entering or leaving the site.

New entrance gates.
 New roll back electric security gates have been installed to the entrance which are in an open position during restaurant trading times remotely for residents.

Car Park to Wellsprings Restaurant.

Application No:	3/2023/1008
Local area council:	Ribble Valley council
Previous application No:	
Dwg:	PCD00154/V3a
Amended:	
Scale:	1:200
	Proposed site layout
Drawn:	PCD

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Site location:	The Wellsprings Restaurant Sabden Clitheroe BB7 9HN
Applicant:	Mr & Mrs Marhraoui
Project:	Refurbishment of two existing apartments and forming of 3 additional apartments/ Holiday lets.
Date:	21 May 2024

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