

From: Allen, David <David.Allen@lancashire.gov.uk>
Sent: 28 December 2017 15:44
To: Dean Clapworthy
Cc: Devcon Mailbox; LHS Customer Service
Subject: LP - 06/2017/1386 202no. car parking spaces Italian Orchard

Application Number: 06/2017/1386
Proposal: Construction of additional 202no. car parking spaces
Site Address: Italian Orchard Restaurant, 96, Italian Orchard, Whittingham Lane, Broughton, Preston, Lancashire, PR3 5DB
Grid Reference: 353536 435266

Dean

I write with reference to your consultation of 18 December 2017 and offer the following highway comments.

Previous applications on this site appear to have included adequate parking provision for the approved use and I am puzzled by the reasoning behind the current application. The applicant claims that 265no. parking spaces are required from existing and consented uses (Restaurant, Bar and Function Room) and that there is a parking shortfall of 186no. spaces (existing shortfall 86no. spaces and a further 100no. spaces required for an hotel use not yet applied for). I cannot properly assess the existing site shortfall as I do not have full details of extant permissions, or an accurate site layout of the existing car parks, but with regard to the hotel use (not yet applied for), there is no proven need for this element of the additional parking. The application should be amended to be for alterations to already approved car parking.

I note that the applicant has suggested a phasing plan for the proposed car park, with; "Phase Two: 82no spaces for the Hotel use... It is proposed that consent for Phase Two should be subject to Conditions to make implementation dependant on consent for the Hotel use". The proposed hotel car parking should not be considered without full supporting information for the highway impacts of the hotel. The parking for a hotel to be applied for at a later day should not be approved without suitable justification.

If the applicant wishes to apply for parking in connection with a hotel use to be applied for then he should submit an highways assessment that clearly justifies the need for the additional car parking and addresses the highway impacts of the development traffic.

Regards
Dave

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