

**From:** Dean Clapworthy  
**Sent:** 27 February 2018 18:17  
**To:** Devcon Mailbox  
**Subject:** FW: 06/2017/1386 Please save consultation response below

**From:** Allen, David [<mailto:David.Allen@lancashire.gov.uk>]  
**Sent:** Tuesday, February 27, 2018 11:59 AM  
**To:** Dean Clapworthy <[D.Clapworthy@preston.gov.uk](mailto:D.Clapworthy@preston.gov.uk)>  
**Subject:** RE: 06/2017/1386 202no. car parking spaces Italian Orchard

**Application Number: 06/2017/1386**  
**Proposal: Construction of additional 202no. car parking spaces, Italian Orchard Restaurant.**

Hello Dean

Further to you email below, and additional information from the developers consultant Mark Hayes.

I note Marks explanation of the need for the level of spaces to be provided based on all of the uses at the site in the future and the operational requirements of all the existing, approved and to be proposed activities at the site. However there is no assessment of the impacts of increased parking and traffic generation in connection with the future developments used to justify additional parking.

With regard to Marks email, It would seem that the developer/operator has underestimated the traffic generation/parking requirements of the previously approved site, ie Mark states:

'it will be necessary to run the Function Room in parallel with the Restaurant rather than closing it when there is a Function as had been the original intention.....Equally, the Bar originally seen only as a facility for restaurant patrons will need to generate income of its own via coffee, cakes and afternoon tea in order to repay the large investment (over £500,000).'

Clearly the developer is looking to increase custom to the site with increased traffic generation. In terms of the existing use and extant permissions I trust you will apply your Councils parking standards (I wasn't aware that LCC has current parking standards), but in terms of speculative development proposed at the site as a basis for additional parking, I would advise against the application as submitted due to insufficient supporting information.

My view remains that of my previous comments. That is, the proposed parking for a hotel subject of a future application should not be approved now without suitable justification. The proposed hotel car parking cannot be considered without full supporting information for the highway impacts of the hotel.

If the applicant wishes to apply for parking in connection with a hotel use (to be applied for at a later date) then he should submit an highways statement/assessment that clearly justifies the need for the additional car parking and **addresses the highway impacts** of the development traffic. Any analysis should take account of the proposed operation of extant permissions as clarified in Marks email, ie the stated operation of the Function Room in parallel with the

Restaurant, and operation of the Bar as a destination in its own right (not as a facility for restaurant patrons).

Regards  
Dave

David Allen  
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<http://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service.aspx>

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**From:** Dean Clapworthy [<mailto:D.Clapworthy@preston.gov.uk>]  
**Sent:** 23 February 2018 12:05  
**To:** Allen, David <[David.Allen@lancashire.gov.uk](mailto:David.Allen@lancashire.gov.uk)>  
**Subject:** 06/2017/1386 202no. car parking spaces Italian Orchard

Hello Dave,

I'm sorry, I feel like I might be bombarding you. It's what happens post-inquiry I'm afraid.

Please see the comments offered below in response to your consultation of 2 January. This appears to be their explanation of the need for the level of spaces to be provided based on all of the uses at the site in the future and the operational requirements of all the existing, approved and to be proposed activities at the site.

Do you have any thoughts and final response to this application?

Cheers

Dean Clapworthy  
Senior Planning Officer  
+441772906573  
Preston City Council

**From:** Mark Heyes [<mailto:preston5373@btinternet.com>]  
**Sent:** Thursday, February 22, 2018 1:05 PM  
**To:** Dean Clapworthy <[D.Clapworthy@preston.gov.uk](mailto:D.Clapworthy@preston.gov.uk)>  
**Subject:** Re: FW: 06/2017/1386 202no. car parking spaces Italian Orchard

Good morning, Dean.

My apologies that this Application has taken so long to reach you but I will attempt to respond to the points made by Lancashire County Highways:

**Existing Car Park:** there are three existing car parks as shown on the attached plan 1973-02 Car Parking as Existing. This shows a total of 126no. spaces.

**Previous Planning Permissions:** I would consider that the relevant Permissions are:

06/2015/1025 - function room  
06/2016/0677 - bar extension

When submitted, it was intended that the new spaces would use the existing car parks in the main, with an overspill car park of 59no. spaces approved adjacent to the Function Room.

A review by the owners of the proposed functioning of the existing restaurant in conjunction with the proposed Bar and Function Room indicates that for financial success, it will be necessary to run the Function Room in parallel with the Restaurant rather than closing it when there is a Function as had been the original intention.

Equally, the Bar originally seen only as a facility for restaurant patrons will need to generate income of its own via coffee, cakes and afternoon tea in order to repay the large investment (over £500,000).

For this reason, the owners instructed me to apply for Planning Permission for the required additional parking. We first submitted a Pre-Application via Development Team and then this current Application.

As per the Pre-Application submitted and the subsequent Development Team Meeting, it is the Client's wish to apply for Planning Permission to construct a 100-bedroom hotel on the site. Following the positive Development Team response, we are preparing an Application which will be submitted in March.

**Parking Standards:**

As a rationale for the amount of additional parking, I have used the current Lancashire County Council Parking Standards which indicate that in this out-of-town location, a standard of 1 space per 5sq m of public space is applicable for Bars and Restaurants. In terms of the Function Room, the applicable standard is one parking space per 5no. occupants. For the Hotel the required standard is one space per hotel bedroom.

In terms of the existing restaurant, there is 633sqm of public space which would require 127 parking spaces.

This requirement is largely catered for by the existing car park of 126no. spaces (which will reduce to 120 to allow access to the proposed car parks.

The proposed bar has 189sqm of public space which would require 38no. spaces.

The proposed Function Room could accommodate a maximum of 500 guests. According to the LCC Parking Standards, this would require 100no. spaces of which 59no. have already been granted.

The hotel requirement (100no. bedrooms) will be 100no. parking spaces.

With the 6no. existing spaces lost for access the additional requirement for existing and permitted uses is:

6no.....restaurant  
38no.....bar  
41no.....function room  
100no.....hotel  
185no. TOTAL

The hotel requirement is 100no. parking spaces.

**Current Planning Application and Phasing:**

The current application is for additional parking for 202no. spaces - the shortfall of 17 spaces would be for staff, overspill etc.

The intention would be that the car park would be constructed in line with the implementation of extant and proposed planning permissions and Planning Conditions would be imposed to ensure this. In this way, unless the Planning Permission is implemented, the car parking is not required and will not be built.

I trust that this is satisfactory, but should you require anything further, please do not hesitate to contact me.

Kind regards

Mark

---Original message---

From : [D.Clapworthy@preston.gov.uk](mailto:D.Clapworthy@preston.gov.uk)  
Date : 02/01/18 - 09:51 (GMTST)  
To : [preston5373@btinternet.com](mailto:preston5373@btinternet.com)  
Subject : FW: 06/2017/1386 202no. car parking spaces Italian Orchard

Dear Mr Heyes,

I refer to the above application for planning permission. County Highways have provided the response below, which raises some issues in relation to the information supporting the application. Therefore, I would be grateful if you would provide the information sought by the Highway Engineer to allow for a proper assessment of the proposal to be undertaken.

In the first instance, I would be grateful if you would confirm your intention and the likely timescale for the submission of further information.

Regards

Dean Clapworthy  
Senior Planning Officer  
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Preston City Council

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**From:** Allen, David [<mailto:David.Allen@lancashire.gov.uk>]  
**Sent:** Thursday, December 28, 2017 3:44 PM  
**To:** Dean Clapworthy <[D.Clapworthy@preston.gov.uk](mailto:D.Clapworthy@preston.gov.uk)>  
**Cc:** Devcon Mailbox <[Devcon@preston.gov.uk](mailto:Devcon@preston.gov.uk)>; LHS Customer Service <[lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)>  
**Subject:** 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

David Allen  
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**Mark Heyes**

## **53|73 Development Consultants Planning + Design**

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