

# Consultee Comments for Planning Application 16874/23

## Application Summary

Application Number: 16874/23

Address: St Andrews Place Hill Lane Blackrod Bolton BL6 5JP

Proposal: CONVERSION OF EXISTING COMMUNITY HALL INTO 4NO. COMMERCIAL UNITS TOGETHER WITH EXTENSION TO UNIT ONE AND SOLAR PANELS AT FRONT AND REAR

Case Officer: Planning Control

## Consultee Details

Name: Highways Engineering

Address: Paderborn House, Bolton BL1 9TA

Email: Not Available

On Behalf Of: Highways And Engineering Development

## Comments

16874/23 sb

The proposed change of use has the potential to generate minimal additional traffic in comparison to that associated with the extant community use of the premises. This should be accommodated with little additional detriment/severity to road safety, amenity, and the operational capacity of the surrounding highways at that location. The site plan indicates that the commercial uses will benefit from 10 off-road parking spaces. Owing to the residential nature of the surrounding areas and the observed issues with on-street parking at that location, the Councils parking standards should be met in full for the use-classes proposed. The commercial uses proposed within the premises will require an element of accessibility for service vehicle movement. Tracking analysis using industry standard software needs to be submitted for the maximum size of HGV service vehicle that would visit the site to demonstrate accessibility through the existing highway access point from Hill Lane and the ability to manoeuvre within the site and to enter/leave in forward gear with the proposed parking provision in place.

Subject to the above recommendations being adhered too and satisfactory additional information being submitted, then no reasonable objections on highway grounds to what is being proposed under this application.

HS05-Compliance with Councils parking standards in line with the level of commercial use proposed.

HS07-Tracking for the maximum size of service vehicle to visit the site to support the level of commercial use proposed to demonstrate the ability to enter/leave the site in forward gear.

HS17-Review of traffic regulation orders at that location to facilitate safe use of the premises from a traffic management/safety perspective.

