

72656

TFGM Comment-

Good Morning,

Thank you for consulting TfGM in respect of the above application, which seeks approval for the erection of a leisure pavilion including canteen and gym facilities, a multi-use games area and 2no. padel courts on land off Hollins Brook way.

TfGM Highways have reviewed the Transport Statement, and the interpretation is that any trips that the development generates are internal trips from the consented Hub building and that the site is for JD Sports employees only. As such, TfGM would agree that the development is unlikely to make a material impact on the local highway network.

However, the TS makes note of the changes in working patterns of JD Sports and notes that currently, up to 90 vehicles are displaced at Park 66 and Asda car parks. 151 spaces are currently on site and being used by employees with a further 51 spaces to be provided (totalling 202). This would suggest that prior to the erection of the leisure pavilion, there are issues with parking at the development site. It is critical that the development site in its entirety is able to accommodate the level of parking required and if the changes in working patterns/the erection of the leisure pavilion make this difficult, then the parking strategy and arrangements would need to be amended.

TfGM would refer to the LHA to determine if the access, parking and servicing arrangements are acceptable.

Kind regards