



Planning Regulatory Committee

Written Update

Agenda Item:	A6	Application reference:	25/01118/VCN
Site Address:	Central Promenade Regeneration Site, Marine Road Central, Morecambe, Lancashire		
Proposal:	Demolition of existing buildings and proposed construction of major mixed leisure development in association with Eden Project (including use classes E, F1 and F2), outdoor arena (including live music performances), public realm, landscaping works, cycle parking, detached shelter and energy pods, and associated infrastructure and engineering operations (pursuant to the variation of condition 2 on planning permission 21/01113/FUL to amend the design and layout of the approved development)		

Further Information

None

Additional Representations

Formal consultation response from National Highways (NH), raising **no objection** to the proposal subject to recommended planning conditions being attached to any planning permission granted. Conditions include:-

- The retention of control over dynamic parking strategy
- Appropriate wording within the S106 agreement in order to cap hourly ticket sales to the agreed figure of 480 per hour
- Details of how staff parking at the P&R would be managed
- Key points relating to use of signage, marshalling of visitors by EPM staff and management of staff parking usage of the P&R through overall parking management-related planning condition
- Need for re-optimisation of the signal timings at Junction 34

Corrections to report / matters of clarification:

None

Officer Assessment/Comments

The formal consultation response from NH is largely that expected from previous correspondence (formal and informal responses), and the requirements are covered through existing recommended planning conditions and obligations.

Officers have identified very minor inconsistencies between some of the drawings which require updating. These do not affect the consideration of the proposal or the recommendation.



RECOMMENDATION

The recommendation remains unchanged and is subject to a s106 and conditions.

If the recommendation is supported, officers seek delegation back to the Chief Officer to ensure the plans are updated before the grant of planning permission.