

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0308 **Your Ref:** PF/P/2012/0308
Date: 16TH May 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 501 Caia Park Primary Care Resource Centre and Offices with Associated External Works.

Development: Erection of Two Storey Health Centre and Offices with Associated External Works.

I refer to your consultation dated 27/04/2012 and submitted layout plan (Drg. No. C413(PL)03 in respect of the above.

My initial observations are as follows:-

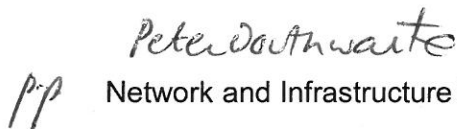
- A number of parking spaces do not appear to be 2.4 x 4.8m.
- Not all spaces have 6m clearance behind for turning.
- Disabled spaces are not 3.6m wide.
- Internal roads are described as "new adopted highway". We would not want to adopt the internal roads / parking areas.
- A suitable point for adoption would be to the back of the proposed crossing point / ramp across the proposed access (further detail of proposed ramp will be required).
- I assume the existing vehicular access is to be closed up and used as a pedestrian access. I would recommend that the existing dropped kerb serving this access is reinstated to full height footway construction.
- The existing footway fronting the site is only 1.8m wide. I would recommend that this is widened to 2.0m along the site frontage.
- Existing public footpath running along access will need to be diverted. Applicant needs to discuss with Public Rights of Way Section.

I would recommend that the above detail is included on a revised layout plan.

Could you please ask the applicant to provide details of floors areas for the existing 3 phases / buildings so I can assess parking provision for the existing 3 phases in relation to the overall site. Could you also ask them to indicate which spaces are allocated to the existing 3 phases and what is allocated to the new resource centre.

Could you please ask the applicant to provide details of the maximum number of staff likely to be employed at the site (overall) and how many are likely to be on site at any one time including potential number of visitors / patients so I can assess suitability of parking provision.

I await the requested information.


Network and Infrastructure Manager