

Gail White

From: Simon Greenland
Sent: 24 February 2012 08:54
To: planning_admin
Subject: P/2011/0891 Bryn Lane

Consultation response- highways, for importing please

From: Phil Palmer
Sent: 23 February 2012 17:56
To: Tim McLoughlin
Cc: Simon Greenland
Subject: RE: Bryn Lane

Tim

My response to points raised :-

1. Footway appears ok. However, in order to accommodate a 2.0m wide footway along the kerb edge, the existing hedgerow will need to be trimmed back.

2. I have visited the proposed overspill car park. It would need levelling / re-surfacing to be used as a car park but would appear capable of accommodating the number of cars you suggest.

I assume if you are reducing the footprint of the development you will be providing a new scaled layout plan for assessment. Although providing 271 spaces at the site and 100 spaces at the overflow car park sounds ok in theory (subject to staff being transported by bus to the main building), I understand that it may be not be feasible to provide 271 spaces at the development site for ecology reasons. I assume the overflow car park would have to be provided / dedicated to the development site in perpetuity for any future occupants of the site. Can you confirm ?

3. I have consulted with our Transportation Section reagrding the s.106 contribution. They have requested that a revised sum of £10,000 be paid based on your latest proposals to fund 2 no.bus stops / shelters / raised kerbs along Bryn Lane.

Regards, Phil

From: Tim McLoughlin [<mailto:timothy.mcloughlin@gmail.com>]
Sent: 22 February 2012 09:37
To: Phil Palmer; Simon Greenland
Cc: 'Chris Oakley'; 'Conor Vallyelly'
Subject: Bryn Lane
Importance: Low

Phil

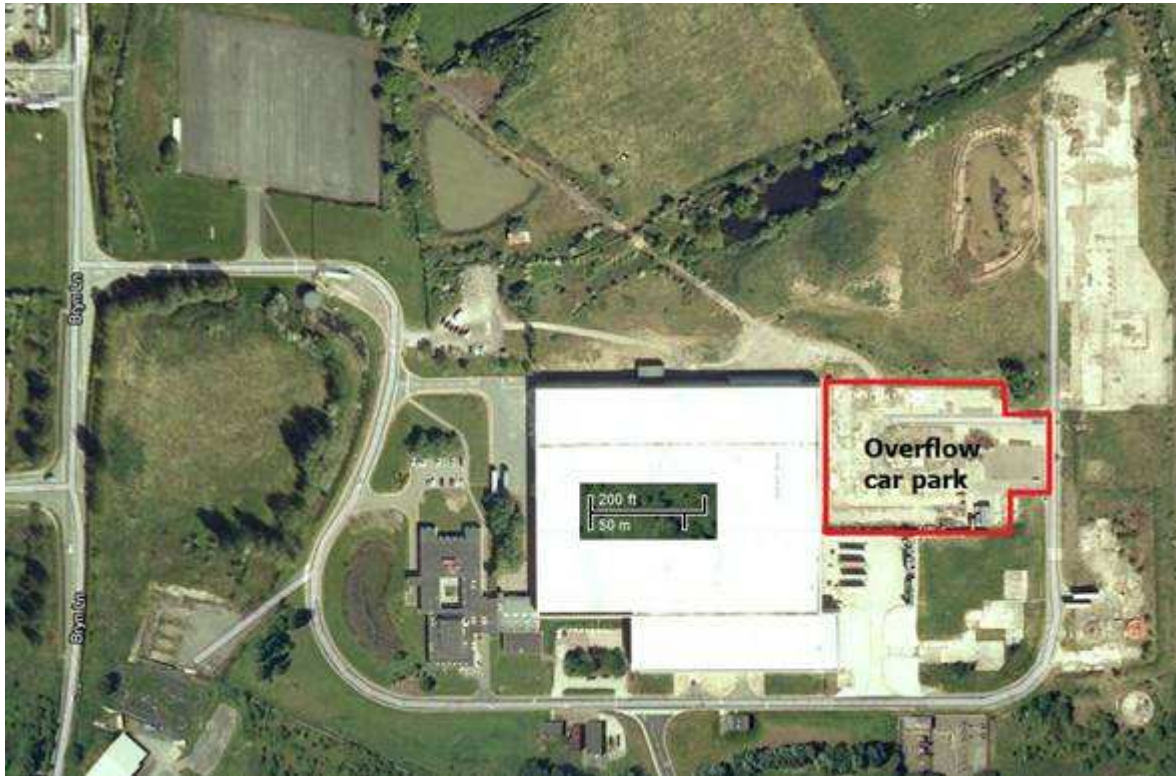
I refer to our conversation of earlier this morning

As agreed I am enclosing information requested and I have also sent this e-mail to your colleague in WCBC Planning, Simon Greenland.

There are the three items outstanding for this application, as identified in your memo to Planning dated 8 Feb 2012.

1. Please find attached a plan showing the footway between the two accesses [along Bryn Lane](#) as requested. Is this satisfactory?

2. The parking for this development comprises new spaces and the use of the area shown below for overflow parking. This area is not marked out for specific car spaces but is large and will easily accommodate 100 cars. [Note formally marked out it would accommodate over 350 spaces.]



The applicant intends to operate a shuttle bus from this car park to the new building. The WCBC standard is 1 space per 100ms gross floor area. The building footprint is being reduced from the original submission and the WCBC standard equates to 371 spaces (exact floor area is to be confirmed). Would you be happy with 271 spaces at the new site and the 100 spaces in the overflow car park identified above?

3. You indicated that a S106 contribution of £90,000 was appropriate "... given the level of parking...". As the developer is now to provide car parking that fully meets WCBC standards you indicated that the justification for this sum is no longer valid. I should therefore be grateful if you would confirm the s106 sum requested.

Thanks

Tim