

Jane Tucker

Subject: FW: EA and LLFA comments

From: Emily Robinson_PWA Planning

Sent: 05 May 2017 10:01

To: Paul Walton_PWA Planning <paul.walton@pwaplanning.co.uk>; John Macholc <John.Macholc@ribblevalley.gov.uk>

Cc: Charles Stanton <charles@stantonandrews.co.uk>

Subject: RE: EA and LLFA comments

John,

In terms of the EA's response I can confirm that the existing wall which runs along the site's eastern boundary next to Mearley Brook is to be retained in its entirety, which should address their concerns (please relay to the EA).

With regards the comments from LLFA, we have been trying to organise an on-site meeting with them to discuss their concerns but to no avail, to this end I will revert back to Paul's email sent to you yesterday (attached for completeness).

Updated drawings will be with you early next week, which should hopefully address your comments raised in our recent meeting (these will include changes to the signage) and will include a summary statement outlining the changes to the approved drawings.

With this set of updated drawings, at the request of LCC Highways we will include additional detail to drawing 14/59 SKPL13 Rev A re: the pedestrian access from the north through the inclusion of an additional annotation / dashed line which clearly marks out the route for pedestrians through the site from this access point. In terms of LCC Highway's other comments / requests, Croft Transport Solutions are to provide details for the barrier control system within the centre of the site which should in turn avoid a condition to 3/2017/0270 requiring approval of such details. Croft are also picking up the issue of the pedestrian refuge area on Moor Lane (Option 2).

In our recent meeting you queried whether or not the bridge to Mearley Street is to be retained and I can confirm that it is.

Have you had time to review or suggested, alternative conditions as proposed under applications 3/2017/0262 and 3/2017/0268?

In terms of linking the parking as proposed under 3/2017/0270 to the main consent for Holmes Mill, I propose the following condition to which I would welcome your thoughts:

"The car parking shown within the red edge of the application site hereby approved shall be surfaced, demarcated and made available for use for parking associated with the adjacent Holmes Mill development and shall remain available for users of the Holmes Mill development without restriction".

Kind regards,

Emily

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