

From: Michael Bradbury
To: [Walton Lisa](#)
Cc: [Mark Wright](#); [jon pearson](#); [Jan Clark](#); [Dryden Craig](#)
Subject: Wright Construction - P/19/064/FUL
Date: 27 November 2019 16:40:02
Attachments: [1977-P08B Proposed Site Plan\[1\].pdf](#)
[1977-P07B Proposed FF Plans.PC9.pdf](#)
[1977 Design and Access Statement Rev2.pdf](#)

Good afternoon Lisa

Further to your recent emails about the above application, I can respond as follows:

- **Flood Risk Assessment:** Following the response from Mark Williams of the EA on Monday we have commissioned a Flood Risk Assessment (FRA) from Jan Clark at EDS Solutions in Truro. EDS are specialist engineers based in Truro who regularly produce FRA's and advise on surface water drainage measures. We had been keeping them informed on correspondence so they are already up to speed. Even before they were formally instructed they contacted the EA to obtain the flood data for the industrial estate as this can take 2-3 weeks for the Agency to issue. EDS have recently completed other FRA's on Scilly so they are familiar with the geography of the area and special nature of the islands. As soon as we receive the report we will pass it on to you.
- **Parking:** I have checked our site plan and can confirm that all spaces are 2.4m x 4.8m – the recommended minimum size. We have added the dimensions to the proposed site plan and have included a scale bar to avoid any doubt. We note your comments about a disabled parking space so one has now been included. The revised site plan number 1977-P08B is attached. The design of the footpath from Telegraph Road was improved following input from our highways consultant. We no longer have any steps so we have amended our Design and Access Statement to correct this. This document also now includes an extract from the amended site plan and is attached.
- **Car Park Surfacing:** The applicant intends to use a permeable grid system for the parking court including individual spaces. This will avoid surface water run-off onto the highway. Samples of this product are available on site for councillors to see when they carry out their site visit on 13 December. Our site plan has been updated to show the surface finish and an image of the 'Aco Groundguard' grid has been included (see attached).
- **Current Planning Permission for Telegraph Road Access:** I have forwarded your highways officer's comments to our highways consultant. Jon Pearson's reply states that the comments 'are interesting but irrelevant. This access can currently be used by vehicles and it has zero emerging visibility to the west and restricted to the east. The gradient also reduces exit and entry speeds. We are proposing to provide improved emerging visibility and easier access/egress. The number of vehicles using it doesn't matter as it is a massive highway gain over the existing. How would one decide when an access became dangerous, 3 vehicles a day, 4, 5 etc. It is either safe to use or not and currently it is not.'

Staff Use for First Floor Accommodation: We are happy with the conclusions you have reached in your email about the intended staff use of the upper floor.

- **Residential Space Standards:** Mark Wright is currently aware of two members of staff who are in need of residential accommodation. The intention was that the flat would only be used by two or three persons, if the larger of the two bedrooms is occupied by a couple. We have changed the first floor plans to show a single bed in the smaller of the two bedrooms. This room has a sloping ceiling so it would be rather cramped for more than one person. Under these circumstances I hope that the overall floor area now complies. As we have said in previous correspondence, Mark would be reluctant to change the living space in his own unit as this works especially well at present – in particular the kitchen layout. Councillors can witness this on their visit.
- **New Retail Outlet:** No formal research into demand for retail supplies has been carried out but the applicant is well aware of the current provision of general store goods on the islands. He believes there will be a real demand for customers who will want to park on site and carry out their shopping without having to drive into and park in the town centre. Town centre parking is already in short supply so the new retail unit should be a benefit to residents and suppliers. The intention is to sell a mixture of household products and foodstuffs. The precise ratio will very much depend on the success of the first year of trading and experience gained. The sale of existing building materials will continue as the applicant has already pointed out.
- **Councillor Visit on 13 December:** We have made the applicant aware of the fact that the councillor visit is very much a fact-finding exercise and that he should not use the visit as an opportunity to make representations.

I hope that this information addresses your queries. As soon as we receive any information on the flood risk work I will let you know. It may be possible to obtain a statement from our engineers at the in advance of the planning meeting – I will discuss this with them nearer the time.

If you have any further queries please let me know.

Regards

Mike

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