

Our ref: ME/CB/ST18527/LET-001

Date: 8th January 2021

Your ref: DC/20/64069

Sandwell Council
Sandwell Council House
Oldbury
West Midlands
B69 3DE

Dear Sir / Madam

Full Planning Application for works to junctions onto Cakemore Road, Blackheath, B65 0QX (Associated with extant reserved matters permission with access at Former Excelsior industrial Estate Ref. P20/64069 submitted to Dudley Council).

Wardell Armstrong LLP has been instructed by our client Warmflame Developments Limited (the applicant) to submit a full application for proposed minor change to the two access layouts at the above site in order to facilitate safer ingress and egress of vehicles and avoid existing service constraints in the area. The application follows the previous approval under planning permission ref. DC/20/64069 (dated 15th May 2020) which would be superseded by this application once permitted.

On 15th of May 2020, Sandwell MBC approved planning application ref. DC/20/64069 for: *“Proposed highway improvement works to existing junction and to provide a new junction onto Cakemore Road (associated with outline permission with access at former Excelsior Industrial estate (ref. P15/1767) submitted to Dudley Council).”*

The application is also related to the extant reserved matters approval (Ref. P20/0348) for employment development comprising B1B, C/B2/B8 Uses (5,241m²), open space and associated infrastructure, approved by Dudley MBC in 2020. The highways access works fall within Sandwell MBC’s boundaries.

This current application is accompanied by the following drawings:

- Site Location and Existing Plan Drawing No. ST18527-001; and





- Proposed Site Drawing No. 19-7693/1000 Rev C4

The application is submitted within 12 months of the previous permission and would benefit from a “free go” under Regulation 8 of the Town and Country Planning 2012 fee regulations. The client has sought advice from Kevin Bowden from SMBC’s highways team with regards to the repositioning of the access points due to service area constraints.

Drawing No. 19-7693/1000 Rev P5 shows the revised red line boundary which forms part of this application. To increase site health and safety, a wider turning radius has been designed on the southern entrance which allows for safer visual splays at the access points onto Cakemore Road for safe vehicles egress and ingress of larger vehicles.

Dropped kerbs and give way road markings along with details of surface treatment such as tactile paving, kerb and carriageway/vehicular crossing construction details are also shown on the above drawing.

The most northerly access point into the site has been moved approximately 10m north to overcome the presence of existing services in the area. A wider turning radius allowing for greater visual splays is proposed to allow safer egress and ingress.

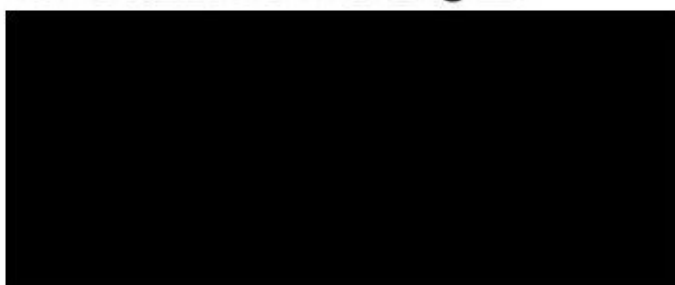
Due to the minor nature of the proposals, the changes proposed will not have an effect either on amenity issues or other environmental or highways matters.

We look forward to receiving acknowledgement of this application and trust it will be favourably received.

Please do not hesitate to contact me if you have any queries.

Yours faithfully

for Wardell Armstrong LLP



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