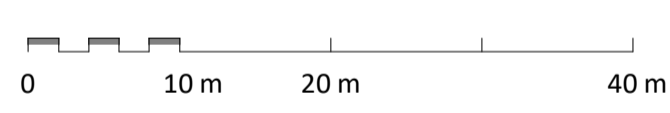
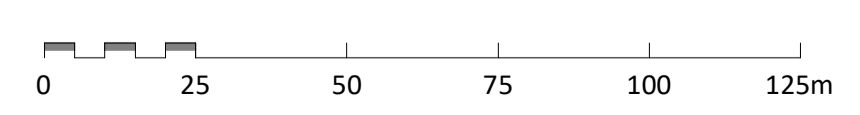




Contractors Compound Site Plan  
1:500



Contractors Compound Location Plan  
1:1250



- Remove existing planter to Clarence Street and provide area for Contractor's Compound for main build
- Install temporary drop kerb along front of compound
- 1800mm high solid hoarding

Total area enclosed by purple line: 360m<sup>2</sup>

**NOTES AND PROPOSED SCOPE OF WORKS:**

Following the grant of planning permission Ref PA20/02440 this drawing shows the area required for a 'change the use' of a small portion of St. Erbyn's Car Park to provide a Contractors Compound and so enable the implementation of the approved Penzance Creative Cluster project. Temporary planning permission is being sought for a period of 18 months from June 2021 to November 2022. Incidentally, there are also two other areas closer to the site which are required to provide Contractor's Compounds, for which temporary planning permission is also being sought. Further details can be found on drawing: 153489-STL-XX-ZZ-DR-A-90010-P47-Site Compounds - Planning.

Cornwall Council (CC) own the land at St. Erbyn's and it is managed by CC Parking Services. The area of the compound is 360m and includes spaces for 10 cars. Discussions have progressed internally with CC Parking Services who are aware. We would ask that certain items noted below are conditioned as detailed confirmation of proposals will need to be agreed with CC Parking Services.

**Details of how the compound will be used:**

- St. Erbyn's will be used for materials storage.
- Materials will be moved from the compound at St. Erbyn's to the Loading Bay area adjacent the site on Causewayhead as required to suit the build.

**Planter and Soft Landscape:**

- We consider that the existing stepped concrete panel boundary wall shown in the photo above is poor quality and detracts from the quality of the urban realm. Rather than rebuild the wall, we suggest a better solution would be to grade out the levels and plant to match the design of the green area adjacent (to the north) which forms the other 'half' of the entrance. Visually this will provide a balanced design and we will include more substantial shrubs to provide screening to the cars. We therefore suggest this will provide a net heritage gain on completion.
- The remaining areas of the compound will be reinstated on a like-for-like basis to the requirements and satisfaction of CC Parking services.
- We would ask that details of this are conditioned so as not to hold up this application, as confirmation of proposals will need to be determined alongside parking services.

**Hard Landscape:**

- The compound is on an existing hard surface. The proposal will not alter present patterns and volumes of surface water run-off. Any damage will be repaired on a like-for-like basis to the requirements and satisfaction of CC Parking services.

**Site drainage:**

- The site is within a Critical Drainage Area. We confirm there will be no change to the existing levels within the compound and works undertaken within will not increase the load on the existing drainage infrastructure.

**Noise:**

- The residential amenity of the neighbouring occupiers will need to be considered in respect of any potential noise issues. A Construction Phase Health & Safety Plan will be prepared by the successful contractor following contract award. This can be shared with the LPA as required.
- Noisy works will be limited between core daytime hours, and the contractor will be required to liaise with nearby residents regularly.

S2	P47	Date 135	Contractors Compounds added and notes amended	REVISED BY	PC
S2	P46	26/02/2021	Contractors Compound amended and notes added	CHECKED BY	CC
CLIENT	REV	DATE	DESCRIPTION	ORIGINATOR NO	153489
MWJV					

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**PROJECT**  
Penzance Creative Hub  
Causewayhead  
Penzance TR18 2AA

**FUNDING**  
HM Government  
European Union  
European Regional Development Fund

**DRAWING TITLE**  
Lease Plan - Contractors Compound at St. Erbyn's

<b>SUITABILITY STATUS</b> PL : PLANNING	<b>SCALE</b> As indicated @ A1
<b>PROJECT-ORIGINATOR-VOLUME-LEVEL-TYPE-ROLE-NUMBER</b> 153489-STL-XX-00-DR-A-90020	<b>STATUS_REVISION</b> S2_P47