

Date 09.03.2021
Job No: 153489

Chantal McLennan
Principal Development Officer (Area 1)
Cornwall Council | Planning and Sustainable Development
Floor 1, Cornwall Council Office
Dolcoath Avenue
Camborne
TR14 8SX

Dear Chantal,

St. Erbyn's Carpark, Penzance, Cornwall, TR18 2RG
Proposed change of use for three contractors compounds pursuant to enable the implementation of Planning Permission Ref PA20/02440 (Temporary Planning Permission Sought).

Following the grant of planning permission Ref PA20/02440 this application is for temporary planning permission for a change of use to the three areas shown to provide Contractors Compounds and so enable the implementation of the approved Penzance Creative Cluster project. Temporary planning permission is sought for a period of 18 months from June 2021 to November 2022.

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. We believe Cornwall Council also own the land for the other two compounds.

Documents enclosed:

-  153489-STL-XX-00-DR-A-90020-P47-Lease Plan - Contractors Compound at St. Erbyn's
-  153489-STL-XX-ZZ-DR-A-90010-P47-Site Compounds - Planning

FUTHER INFORMATION:

1. Proposed construction dates and times of operation:
 - Start Construction – 18th June 2021
 - Practical Completion – 18th November 2022.
2. Details of how the compounds will be used:
 - The compounds are shown on drawing: *153489-STL-XX-ZZ-DR-A-90010-P47-Site Compounds - Planning*.
 - Site Offices & Welfare facilities: these will be situated in the compound on the junction of Clarence Street and St Clare Street. The existing building will be demolished, and a separate application prepared for a new bin store and associated landscaping.

STRIDE TREGLOWN LTD
NORBURY COURT, THE MILLFIELDS
PLYMOUTH, DEVON PL1 3LL
+44 (0)1752 202 088

REGISTERED OFFICE
PROMENADE HOUSE, THE PROMENADE
CLIFTON DOWN, BRISTOL BS8 3NE
REGISTERED IN CARDIFF
REGISTERED NO: 1748850

STRIDETREGLOWN.COM

STRIDE TREGLOWN

- Loading Bay: This area is necessary to enable the build. Day to day deliveries for smaller items will be to the Loading Bay and, from time to time, staff will utilise the Loading Bay area as required to meet the requirements of the build.
- Staff parking: the contractor's staff will park their vehicles within public car parks and will, from time to time, utilise the Loading Bay area adjacent the site as required to meet the requirements of the build.
- Delivery movements: deliveries will generally be to the compound at St. Erbyn's for materials requiring storage. Day to day deliveries for smaller items will be to the Loading Bay area adjacent the site.
- Storage of materials: this is likely to be a mix of on-site where space is available, and the compound at St. Erbyn's.
- Movement of construction plant: materials will be moved from the compound at St. Erbyn's to the Loading Bay area adjacent the site as required to suit the build.

3. Heritage Impact Assessment:

- The proposed compounds are within a Conservation Area and adjacent to listed buildings, as such a Heritage Impact Assessment is required. For validation requirements, a Heritage Impact Assessment should be proportionate to the scale of development, and is as follows:

St. Erbyn's Compound area:

- At St. Erbyn's the affected area includes the existing planter at the entrance to the proposed compound. We consider that the existing stepped concrete panel boundary wall shown on drawing *153489-STL-XX-00-DR-A-90020-P47- Contractors Compound at St. Erbyn's*, 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 this item be conditioned as confirmation of proposals will need to be determined alongside parking services.

Clarence Street and St. Clare Compound area:

- The existing building is poor quality and detracts from the quality of the conservation area. The existing building will be demolished, and a separate application prepared for a new bin store and associated landscaping.
- In general terms the area of the compound will be reinstated on a like-for-like basis.
- On completion we suggest the works will provide a net heritage gain.

Causewayhead Compound area:

- The existing area is clear. The bollards will remain, as will the gate to the southern boundary. The hard surface is modern setts.
- In general terms the area of the compound will be reinstated on a like-for-like basis.

STRIDE TREGLOWN

4. Soft Landscape at St. Erbyn's:
 - On completion of the development, we will 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. We will include more substantial shrubs to provide screening to the cars and would ask that details of this are conditioned so as not to hold up this application.
 - The remaining areas of the compound will be reinstated on a like-for-like basis to the requirements and satisfaction of CC Parking services.
5. Hard Landscape:
 - The compounds are all on existing hard surfaces. The proposals 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 and CC Parking services.
6. Site drainage:
 - The compounds are within a Critical Drainage Area. We confirm there will be no change to the existing levels within the compounds and works undertaken within will not increase the load on the existing drainage infrastructure.
7. 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.

PAYMENT:

Payment will be by internal transfer as Cornwall Council are the applicant.

Please let me know if you have any questions or concerns.

Yours sincerely,



Paul Channing AABC, RIBA
Conservation Architect
For
STRIDE TREGLOWN LIMITED