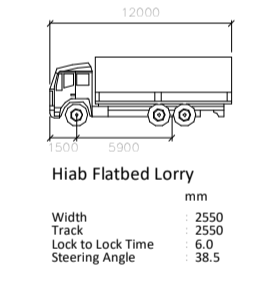


The former market offices building will be demolished to make way for the Contractors Site Welfare/Offices. The existing planters will be removed and a 1500mm wide path maintained for pedestrians. The design for the new refuse and recycling facility will be developed during RIBA Stage 5 and the red-line adjusted accordingly.

- Existing zebra crossing retained
- Additional accessible parking bays provided within existing car park
- 1800mm high solid hoarding
- New pedestrian crossing
- Total area enclosed by red lines: 687m²
- Proposed loading bay to facilitate build
- 1800mm high solid hoarding
- Position of existing 5-bar gate on Causewayhead
- Proposed new building on the site of the existing car park

NOTE: the contractor's staff will park their vehicles within public car parks and will utilise the Loading Bay area adjacent the site as required to meet project requirements.

- 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



2 Site Plan
1 : 500

NOTES AND PROPOSED SCOPE OF WORKS:

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.

Details of how the compounds will be used:

- The compounds are shown opposite.
- 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.
- 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.

Planter and Soft Landscape at St. Erbyn's:

- We consider that the existing stepped concrete panel boundary wall shown in the photo on drawing 153489-STL-XX-00-DR-A-90020-P47-Lease Plan - 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 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:

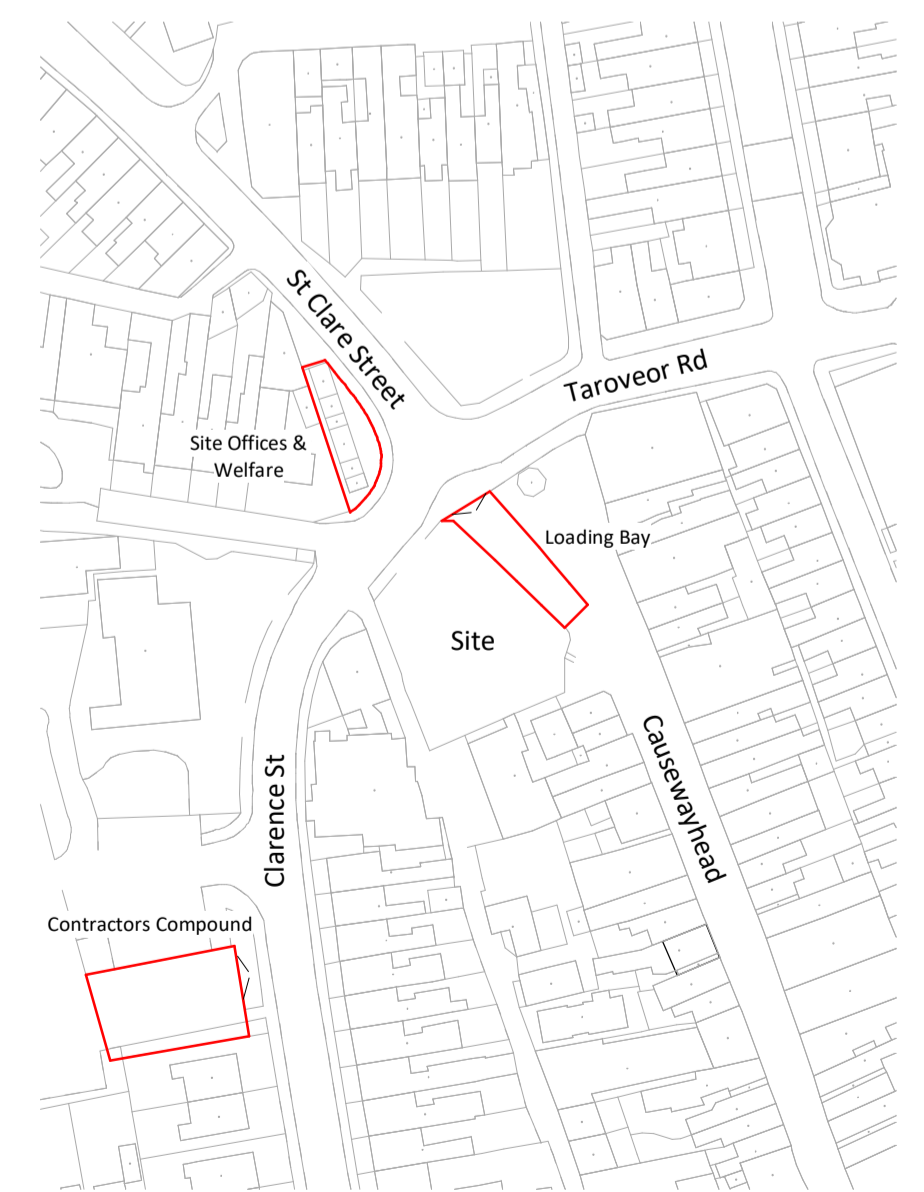
- The compounds are on existing hard surfaces. The proposals will not alter present patterns and volumes of surface water run-off. Any damage will be repaired on a like-for-like basis to the requirements and satisfaction of CC Parking services.

Site drainage:

- The site are 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.



1 Compound Locations
1 : 1250

| STATUS | REV | DATE | DESCRIPTION | REVISED BY |
|--------|-----|------------|---|------------|
| S2 | P47 | Date 135 | Contractors Compounds added and notes amended | EH |
| S2 | P46 | 26/02/2021 | Contractors Compound amended and notes added | EH |
| S2 | P45 | 24/02/2021 | St. Erbyn's Compound amended | PC |
| D2 | P43 | Date 131 | Revised details for Tender Queries | PC |
| D2 | P42 | Date 131 | Revised contractor's compounds | PC |
| D2 | P41 | 08.12.2020 | Issue for Tender | PC |
| D2 | P39 | 16.10.2020 | Issue for Tender | PC |
| S2 | P18 | 04.08.2020 | Initial Issue | PC |

CLIENT: MWJV

REVISOR: EH

CHECKED BY: PC

ORIGINATOR NO: 153489

CONSULTANT: STRIDE TREGLOWN

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PROJECT: Penzance Creative Hub Causewayhead Penzance TR18 2AA

FUNDING: HM Government, European Union, European Regional Development Fund

DRAWING TITLE: Site Compounds - Planning

| | |
|---|--------------------------|
| SUITABILITY STATUS: S2 : SUITABLE FOR INFORMATION | SCALE: As indicated @ A1 |
| PROJECT-ORIGINATOR-VOLUME-LEVEL-TYPE-ROLE-NUMBER: 153489-STL-XX-ZZ-DR-A-90010 | STATUS_REVISION: S2_P47 |