

Travel Plan

32155 - Proposed 2no. walk-up apartments, inc. parking at land to south of 5 Mount View Terrace, Marazion, TR17 ODW

For: Mr. & Mrs. L.J. Farmer

Revision: / - 08.11.2023

Read in conjunction with:

OP01 - Floor, Location and Block Plans - Existing
OP02 - Indicative Location and Block Plans - Proposed
OP03 - Indicative Site Plan, Floor Plans and Elevations - Proposed
Planning application forms and documents



Summary

This Travel Plan is submitted in support of the Outline Planning application for the proposed construction of 2no. walk-up apartments, garages, and parking. All matters reserved, except for access.

Project Description

Our Client is the owner of No. 5 Mount View Terrace, as well as the proposed site and 1 of the existing garages in the block of 2. Notice has been served to the owner of the adjacent garage in the block as part of this application.

The project involves removal of the existing structures on the proposed site, timber shed and single-storey flat roof double garage block and construction of 2no. walk-up apartments as well as a provision for 2no. replacement garages and parking.

Site Location

The site is located approximately 850m from Marazion Market Place to the North-East of the village and outside of the Marazion Conservation Area (ref: DCO183), South Coast Western Area of Outstanding Natural Beauty and Tregonning and Gwinear Mining District World Heritage Sites.



Fig 1: Site Location.



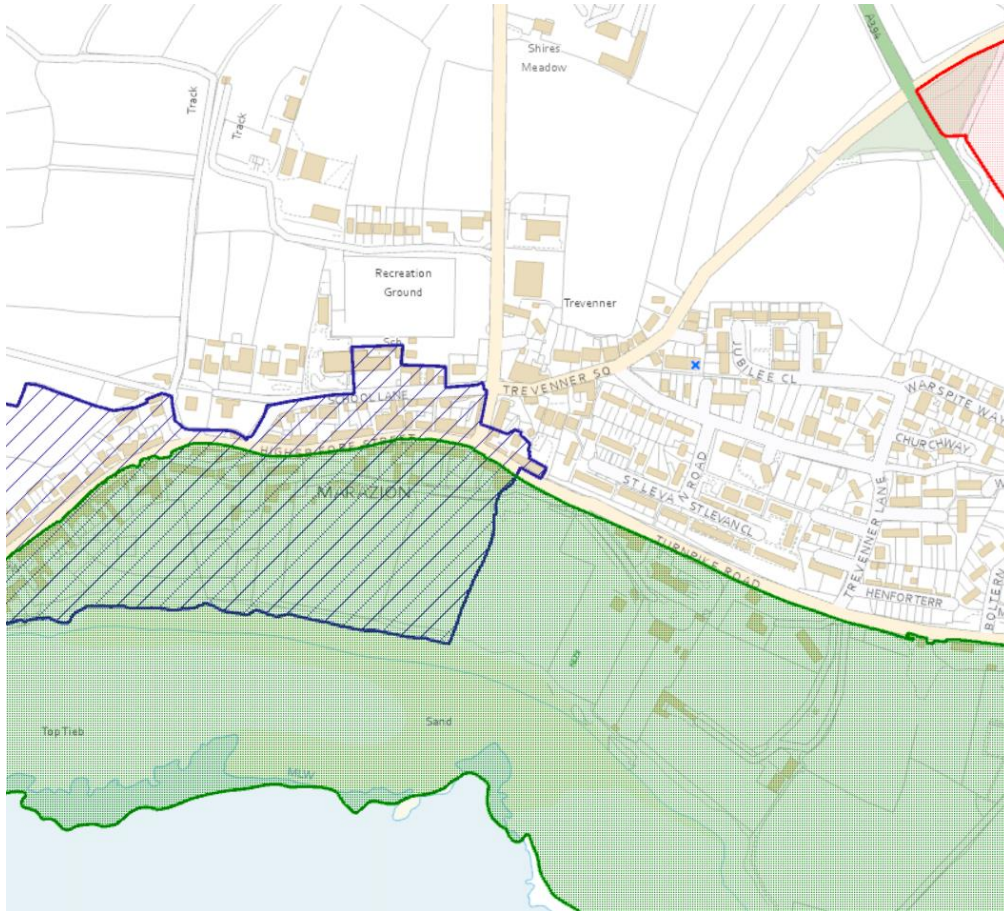


Fig 2: Extract from Cornwall Council Interactive Map showing site location relative to Conservation Areas, AONB and World Heritage Sites.

The Proposal

The proposal involves construction of 2no. walk-up apartments, 2no. garages and an area of hardstanding sufficient for parking of 4no. cars (excluding garage spaces).

Access to the proposed apartments will be via the unclassified road named Trevenner Lane as is the existing scenario for the garages and No.5 Mount View Terrace. There is access to a bus stop a short distance from the proposed site with transport links to Marazion, Longrock, Penzance, St Earth and Hayle. Access to the rail network is available from Penzance to the rest of the county and country.

Parking provision for each of the proposed walk-up apartments has been indicated as part of the application, as well as parking and access to No.5 Mount View Terrace and provision for garage facilities, parking and access for the owner of the other existing garage on-site.



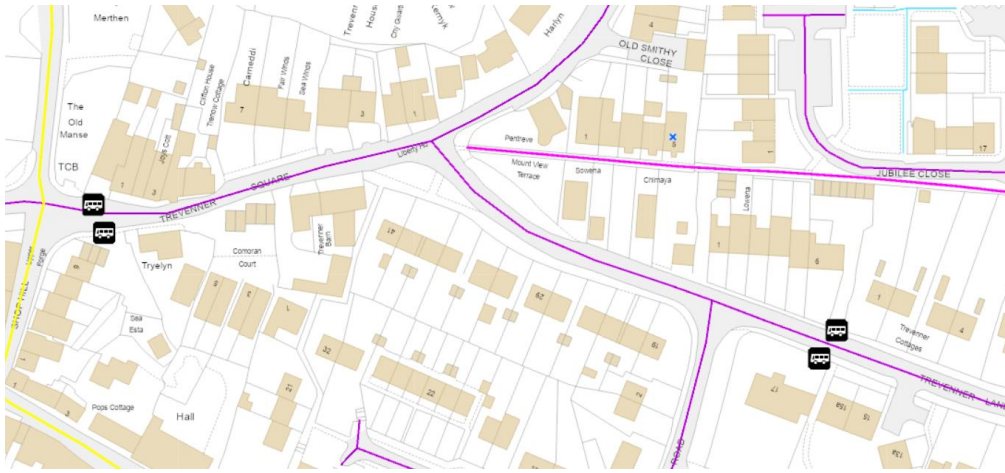


Fig 3: Extract from Cornwall Council Interactive Map showing local bus stops.