

Dear Paul,

Further to our earlier conversation find attached the photographs of the existing parking area. Please also refer to my letter dated 5th May and drawing no. 1321/S206-A.

As explained, the accompanying drawing attempts to highlight the main two parking areas which currently exist for the Northcliffe apartments. We have not marked individual spaces on this part of the drawing as the spaces are not currently marked or allocated. We discussed this with the case officer at our site visit in March who agreed that this was a sensible approach to adopt..

Accordingly, we cannot provide a firm idea on the number of existing spaces as this very much depends upon how people park on each occasion. However, we have marked the areas where people generally park; this is taken from our knowledge of the site and recent site inspections (see attached photos). Given the dimensions of the main parking areas we think that up to 23 spaces could be available if people were to park efficiently. We consider that up to 10 spaces could be provided in the smaller gravelled area (6 + 4) and 13 provided in the larger area (10 + 3 perpendicular spaces to the rear of the bins). As you will see from the photos and at your site visit the refuse/recycling bins are drawn more efficiently than what you will find on the ground.

To clarify, we estimate that the existing area could provide up to a 23 spaces if the space were utilised to their maximum potential at the same time but the gravelled and unallocated nature, coupled with the dimensions of the parking areas and position of bins, means that this unlikely to be a common occurrence. The proposed parking area shows parking for 25 spaces (including 3 enlarged/disabled size spaces) and refuse/recycling store. As such the proposal will not result in any loss of car parking to the existing apartments but moreover the rationalisation of this space, including the marking out of the spaces, will ensure that additional parking is provided.

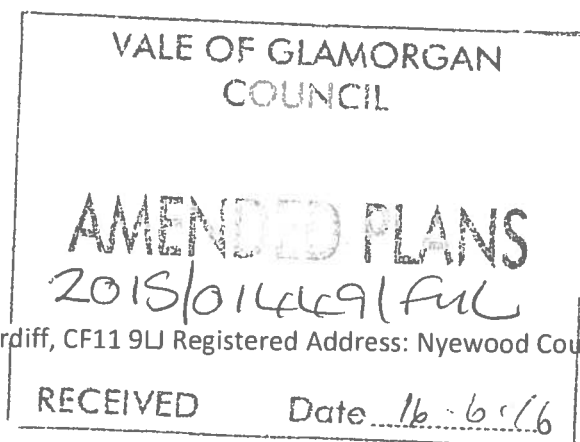
I hope that this makes sense. Please let me know if you wish to discuss or need any further information.

Regards

Sam Courtney Director
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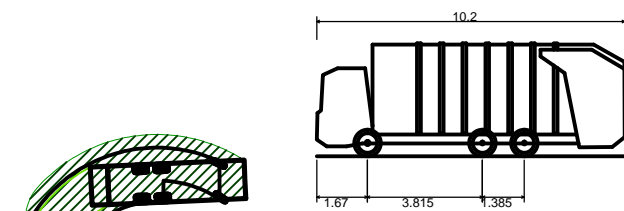
-----Original Message-----

From: Sam Courtney
Sent: 08 June 2016 15:24

GENERAL

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS RELATE TO ORDNANCE DATUM UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
4. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
6. THIS DRAWING IS COPYRIGHT © PROPERTY OF SHEAR DESIGN LIMITED.

KEY



Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)
Overall Length 10.200m
Overall Width 2.530m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to Lock Time 4.00s
Kerb to Kerb Turning Radius 7.800m



Medium Sized Car
Overall Length 4.319m
Overall Width 1.666m
Overall Body Height 1.466m
Min Body Ground Clearance 0.228m
Max Track Width 1.591m
Lock to Lock Time 4.00s
Kerb to Kerb Turning Radius 5.042m

B	15.06.16	AUTOTRACKS AMENDED	BH	SJM
A	09.06.16	MEDIUM CAR AUTOTRACK ADDED	BH	SJM
REV	DATE	DESCRIPTION	BY	CHK

CLIENT: CELTIC DEVELOPMENTS PENARTH LTD.

PROJECT: NORTHCLIFFE LODGE, PAGET ROAD PENARTH

TITLE: PROPOSED VEHICLE TRACKING

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DRAWN: BH	CHECKED: SM	DATE: DEC15	SCALE: 1:250 @ A1
STATUS KEY: I = INFORMATION P = PRELIMINARY A = APPROVAL CO = CONTRACT T = TENDER C = CONSTRUCTION AB = AS-BUILT			
STATUS: A	DRAWING NUMBER: 15025-105	REVISION: B	