

Rees, Gail

From: Howell, Morgan P
Sent: 27 November 2017 18:00
To: 'Douglas Wardle'
Subject: RE: Section 73 - Parking

Hi Douglas,

Despite your planning statement, the approved layout does show 12 parking spaces (1 disabled) on the layout plan and this was what was approved and what will be lost as part of the permission.

If you do not need 12 spaces then you can justify this by setting out the parking provision requirements of an industrial development of this scale. However, if you rigidly consider the parking standards, the maximum requirements for the Barry Port development is 10% of the Gross Floor area (2497 sq m), which equates to 249.7 sq metres of space for operational requirements and non-operational parking requirements equates to 1 space per 80sqm, which would be 31 spaces. As such, I would advise that the Council has allowed a significant reduction in parking requirements for the site and to maintain the existing approved parking requirements would be advisable, but if you do want to reduce the parking from the 2015 permission this would need to be justified.

I hope this of some assistance,

Kind regards

Morgan Howell
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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Douglas Wardle [<mailto:douglas@powerconsultingmidlands.com>]
Sent: 17 November 2017 12:23
To: Howell, Morgan P
Subject: Section 73 - Parking

Hi Morgan

I've dug around the 2015 planning submission and the Planning Statement (attached) includes the following:

2.3.5 Internal parking provision remain as under the 2010 Permission allows for at least 5 spaces plus 1 disabled space and 4 cycle parking spaces (two locations have been proposed). Details will be agreed with the Planning Authority.

On the current revised layout, the designers have included the following:

5 normal parking spaces,
1 disabled space
1 general parking space next to the disabled space (can be used for 2 cycles or one car)
2 dedicated cycle spaces

I think it matches but maybe you have a view?

Kind regards

Douglas

Douglas Wardle

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