

Our Ref NWT7121-013

30 November 2010

North Lincolnshire Council
Development Control
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Dear Sir / Madam

**PLANNING APPLICATION FOR A PROPOSED LEFT TURN EGRESS AT GALLAGHER
RETAIL PARK, SCUNTHORPE**

I write on behalf of Orchard Street Investment Management to enclose documentation in support of a planning application for a proposed left turn egress only junction at the Gallagher Retail Park, Scunthorpe.

During pre-application discussions with Neil Norvock and Ian Jickells of the traffic and highways team at North Lincolnshire Council [NLC], all parties have acknowledged that vehicles currently experience significant operational issues at peak times when trying to exit the retail park car park due to right of way conflicts with traffic exiting the adjacent Tesco store and other issues on the local highway network. Given that the level of traffic exiting the Tesco store is likely to increase in the future as a result of the recent planning permission that Tesco obtained to extend the store, the current difficulties for vehicles exiting the Gallagher Retail Park are unlikely to improve under the existing access / egress arrangement and could indeed deteriorate further.

In light of the above, the aim of the proposed junction is to therefore provide a secondary egress from the Gallagher Retail Park to the A18 Doncaster Road and ease the difficulties that visitors currently experience at this important retail site in Scunthorpe. In line with our discussions with the traffic and highways team at NLC, it is proposed that the left turn egress would only operate during specified peak periods and would be controlled by lockable barriers. Having undertaken a Stage 1 Road Safety Audit [RSA] and undertaken significant traffic surveys at the site as requested by NLC, it is the opinion of JMP Consultants that there would be no operational or safety issues associated with the scheme and that it would bring significant benefits.

In addition to the report and plans submitted for this proposal, letters of support for the scheme are also enclosed from two of the major occupiers of the Gallagher Retail Park; B&Q and Toys 'R' Us. As the letters from these occupiers clearly state, the current operational issues at the site create significant difficulties for their business and they therefore fully endorse the proposed scheme associated with this application.

I trust that you have all of the necessary information required to support this planning application and look forward to hearing from you in the near future in relation to this. If clarification or further information is required on any matter, please do not hesitate to contact me directly at the contact details provided below.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J. Macpherson', with a long horizontal flourish extending to the right.

JAMES MACPHERSON
Senior Transport Planner

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enc. JMP Report NWT7121-012a
Letter of support from B&Q
Letter of support from Toys R Us