

Application Number: PA/2011/0546

(please quote in all correspondence)

Case Officer: Tanya Eggett Tel: 01724 297486 (Mon-Wed)
email: planning@northlincs.gov.uk

8 June 2011

Mr Matt Graham
Sheppard Consulting Engineers Ltd
Suite 26 Queensway Business Centre
Dunlop Way
SCUNTHORPE
DN16 3RN

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

Proposal: Planning permission to create a car park with associated works

Site Location: 20 Doncaster Road Scunthorpe

Applicant: Mr Shaun Hunt Structural Engineering

Your application was received as valid on 08/06/2011. A decision should be reached by 03/08/2011. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the Council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the Council's web site www.northlincs.gov.uk

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself without reference to the Planning Committee under a clearly defined scheme of delegation. Major or controversial plans will be decided by the Planning Committee. **If you want to put your views to the Committee yourself, or have someone do this for you please write to me within 21 days of the date of this letter.** If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now.

If, by the 03/08/2011, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pcs.

Yours faithfully

Marcus Walker
Head

of

Regeneration

&

Planning

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

PLANNING APPLICATION NO. PA/2011/0546

The Council has received the following proposal:

Planning permission to create a car park with associated works

Location:

20 Doncaster Road, Scunthorpe

The application and submitted plans may be seen in the Development Control office at Pittwood House, Ashby Road, Scunthorpe, between 9am and 5pm Monday to Thursday (inclusive) and 4.30pm on Friday. It can also be viewed on line at www.northlincs.gov.uk.

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Pittwood House, Ashby Road, Scunthorpe, DN16 1AB, quoting the application reference number stated above.

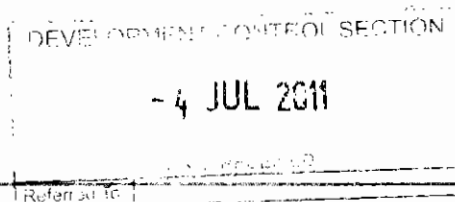
Householder Development** If the application relates to householder development, in the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the Council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your letter will also appear on the council's web site www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the council on or before the application is determined will be considered before the application is determined.

** Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

Marcus Walker
Head of Regeneration & Planning



From: Tanya Eggett/PL/NorthLincs
To: Planning/PL/NorthLincs@NorthLincs

Date: 04 July, 2011 08:17AM

Subject: Fw: Planning Application Ref PA/2011/0546 Car Park Development, Doncaster Road, Scunthorpe.

-----Forwarded by Tanya Eggett/PL/NorthLincs on 04/07/2011 08:16AM -----

To: <Tanya.Eggett@northlincs.gov.uk>
 From: "Matt Graham" <mattgraham@sheppardconsulting.co.uk>
 Date: 01/07/2011 09:06AM
 Cc: <shaun.hunt@britcon.co.uk>
 Subject: Planning Application Ref PA/2011/0546 Car Park Development, Doncaster Road, Scunthorpe.

Tanya,

Further to your e-mail dated 22nd June 2011 requesting further information to satisfy Highways Department queries, we reply as follows.

Evidence is required that no material will migrate out of the site onto the highway.

All existing smooth finished concrete building slabs are to be surface dressed using 10mm blast furnace slag chippings on a bituminous emulsion tack coat. All loose chippings will be swept off to ensure there is no migration of slag chippings into the highway. Dense bituminous macadam wearing course

is to be laid to all hardcored areas of the site. Existing external concrete yards are to be swept clean.

Confirmation that the fencing can be secured in such a way that no part of it will project out into the highway.

The heras 151 Steadfast system fencing proposed is erected to the boundary of the site with the blocks (feet) projecting inwards. The inboard strut fits neatly within the high visibility block providing a compact solution. This strut dramatically increases the stability of the fence and acts as an integrated anti-lift device. Additional fixing holes allow for soil pins and thunderbolts, depending upon existing surface conditions.

The layout of the car park is considered poor and needs to be reconsidered.

We do not understand why your Highway Department consider the layout poor. Please could you ask them to expand upon this and provide their suggested amendments for our consideration. We have as far as we understand maximised the parking potential for this site in accordance with North Lincolnshire's Guidelines for the Design of Car Parks, the Industrial and Residential Road Design Guide for North Lincolnshire, including current national guidance.

The access points need to be in the optimum location for serving the car park.

Our proposed access and egress points make use of existing accesses onto the site. This negates the need for disruptive works within the highway for the purposes of constructing a new access point including any associated lowering, diversion or protection of services. To improve safety and traffic

flow, please be aware that we are proposing separate entrance and exit points. These existing entrances were previously used by Heavy Goods Vehicles which reversed into the site from Doncaster Road. Our proposal would see the accesses used by light vehicles only.

The optimum location for access / egress points within a car park is usually a position which reduces the aisle running distance as far as possible between the parking bay and access point. From visual inspection of North Lincolnshire Council's own town centre car parks it is evident that this precedence has not been set and therefore do not understand how this can be an issue.

Evidence that demonstrates a need for an additional car park.

Scunthorpe Town Centre had 2527 available parking spaces until last year. This has recently reduced as a result of temporarily closing 512 parking spaces in the Church Square Multi Storey car park to undertake structural inspection and repair. A further 164 parking spaces have been permanently closed in the Allanby Street Car Park, where the NHS Integrated Health and Social Care building (The Ironstone Centre) is presently under construction. This reduction of more than one quarter (26.7%) of previously available spaces significantly impedes the motorist trying to park legally and within the proximity of the town centre. This problem will be compounded further when the NHS Ironstone Centre eventually opens in the Autumn of 2011.

When the 2000 capacity new Baths Hall opens in Autumn 2011 additional parking facilities will be necessary. The old Baths Hall with a capacity of less than 1000 had 70 parking spaces allocated for its use in the Sainsbury's car park opposite. During evenings of entertainment at the old Baths Hall these spaces were almost always full to capacity. Following the extension of the Sainsbury's Supermarket it is understood that this parking facility will not be made available to the New Baths Hall.

The recently refurbished Britannia has a capacity of 800, the adjacent Henrys has a capacity of 1150, The Light has a capacity of 780, and the nearby Abacus and Industry Bars have similar high volume capacity.

Following a street survey with Revellers in the vicinity of Britannia Corner it is evident that a nearby secure car park is supported and would be of significant benefit to those wishing to travel to town using their own transport; as it provides the minimal risk of vandalism, damage or theft of their vehicle.

It is conclusive that a secure evening car park is much needed and will be filled to capacity during the busier weekend evenings.

Of the 2363 town centre parking spaces remaining only 109 spaces (4.6%) are located to the West side of Frodingham / Oswald Road. These 109 spaces are inadequate for the significant numbers of retail and restaurant type businesses located along Doncaster Road and to the West side of Frodingham and Oswald Road. Our research with shop owners, managers and their staff within the town centre reveals their support of a competitively priced Permit Holder Parking System, saying that they would use it. During this exercise it was interesting to learn that North Lincolnshire Council have around 400 free parking permits issued to their staff for use in the top two floors of the Church Square Multi Storey Car Park. However, Parking Permits are not currently available to private sector employees or the general public.

Our responses serve to highlight the fact that this is not just an additional car park. It would be:

- The FIRST and ONLY privately owned and operated car park within the Town Centre.
- The FIRST and ONLY car park to offer a competitively priced Permit Holder Parking Facility to all members of the general public.
- The FIRST and ONLY car park to offer a security patrolled, securely fenced site with CCTV coverage to all areas of the car park.

The car park would be easy to find and conveniently located along the main arterial road into the Town Centre. Perfectly positioned on the perimeter of the weekend pedestrianised Britannia Corner, the car park is just 100 metres walking distance from the New Baths Hall and within 150 metres of the Britannia Corner pubs / clubs. Furthermore this car park is just 300 metres walking distance from the now closed Allanby Road Car Park (the new NHS Ironstone Centre).

Kind Regards

Matt Graham

Senior Technician

Email: mattgraham@sheppardconsulting.co.uk

PLEASE NOTE OUR NEW OFFICE TELEPHONE NUMBER AS SHOWN BELOW

Tel: 01724 844767 Mobile: 07904 523930

Sheppard Consulting Engineers Limited, Suite 26, Queensway Business Centre, Dunlop Way,
SCUNTHORPE, North Lincolnshire, DN16 3RN

Registered in England - No: 5593749

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From: Shaun Hunt <shaun.hunt@huntgroup.co.uk>
Sent by: Katie Wright <katie.wright@britcon.co.uk>

To: "tanya.eggett@northlincs.gov.uk"
 <tanya.eggett@northlincs.gov.uk>, "planning@northlincs.gov.uk"
 <planning@northlincs.gov.uk>

cc: "Matt Graham" <mattgraham@sheppardconsulting.co.uk>

Date: 01 August, 2011 10:57AM

Subject: Planning Application Ref: PA/2011/0546 Car Park Development,
 Doncaster Road, Scunthorpe

Dear Tanya,

On Friday 29th July 2011 the Scunthorpe Telegraph reported that the Church Square Multi-Storey car park is now closed and due to be demolished; making way for future building development.

The permanent loss of these 512 parking spaces is further evidence that demonstrates a need for an additional car park within Scunthorpe Town Centre.

Regards,

Shaun Hunt

DELIVERED BY MAIL FROM
 - 1 AUG 2011
 TE

BRITCON		www.britcon.co.uk
Katie Wright	Britcon (Scunthorpe) Limited	
	Midland Road Scunthorpe North Lincolnshire DN16 1DQ	
shaun.hunt@huntgroup.co.uk	01724 280022	

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