

Re: PA/2023/1457 request for approval of details reserved by condition - Mannaberg Way

Highwaydevelopment [REDACTED]

Fri 17/11/2023 15:30

To: Daniel Copeland [REDACTED]

Afternoon Daniel,

Thanks for your e-mail. Having considered the points raised by the agent, I am satisfied that conditions 3 and 4 can be discharged.

Kind regards

Louisa Simpson

**Highway Development Control  
Environment and Economy**

**North Lincolnshire Council**

8-9 Billet Lane  
Scunthorpe  
DN15 9YH

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**From:** Daniel Copeland [REDACTED]

**Sent:** 09 November 2023 16:00

**To:** Highwaydevelopment [REDACTED]

**Subject:** Fw: PA/2023/1457 request for approval of details reserved by condition - Mannaberg Way

Good afternoon,

Please see the below response to Highways comments from the agent in relation to the above DISCO. Is there any further comment you would like to make in light of the below?

Kind regards

**Daniel Copeland | Planning Duty Officer**

✉ Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL  
[REDACTED]

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**From:** Luke Thrumble [REDACTED]

**Sent:** 09 November 2023 15:31

**Subject:** RE: PA/2023/1457 request for approval of details reserved by condition - Mannaberg Way

Afternoon Daniel.

I hope you are well. We have had the design team review your comments re conditions 3 and 4, we understand the logic for wanting to explore the suggested option. Unfortunately, upon review, the suggested new path is not going to be deliverable for reasons below. As such, we believe the originally submitted layout is the best solution:

- A. The area for the path lies outside of the applicant's ownership;
- B. There is a BT cabinet and lamppost that would need relocating (these are right in the location of where the path would be located) – this would be prohibitively expensive;
- C. The suggested additional access route would result in the loss of a required car parking space;
- D. The suggested additional access route would go directly between car parking spaces – not desirable from a health and safety perspective.

Kind regards

Luke Thrumble BSc (HONS), MA, MRTPI  
Divisional Director, Head of Planning  
For and on behalf of Dovetail Architects Ltd  
**Architects – Surveyors – Project Managers – Planning Consultants**



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**From:** Daniel Copeland [REDACTED]  
**Sent:** Tuesday, October 10, 2023 5:01 PM

**Subject:** Re: PA/2023/1457 request for approval of details reserved by condition - Mannaberg Way

[EXTERNAL]

Hi Lina,

Please see the below response from Highways:

We have reviewed the information submitted to discharge conditions 3, 4, 5 and 6. Our comments are as follows:

**Condition 3** – we would like to see the provision of a direct pedestrian link from Mannaberg Way if possible, aligned with the existing splitter island. This will provide a more direct and convenient route for pedestrians opposed to Wybeck Road.

Presumably the proposed one-way system will be used by people visiting Starbucks and the gym? Will there be any on-site signage to reinforce the one-way system and avoid any potential confusion? What are the intended movements along the aisle to the east of Starbucks – will these be one-way or two-way?

**Condition 4** – There is the potential for conflict between pedestrians and delivery vehicles reversing into the loading bay. The provision of a direct pedestrian link from Mannaberg Way would minimise this.