

91 Castlewood Road
Kersal Vale
Salford M7 3 QW
Lancs

18th October 2015

High Peak Borough Council
Planning Department
Town Hall
Glossop

For the attention of Mrs K. Taylor

Further to our conversation on 9th October and in the absence of any comments relating to the proposed B1 development at Station Road, Doveholes, may I try to allay your concerns regarding the development.

You concern that the development is too large for the site, please note that the development on the site will not exceed 1/3 the site area. (Total site area 1120 sq.m., building area 368 sq.m. 32.86 % .)

In relation to the original buildings on site, based on photograph included in planning application, the floor area equates too 355 sq.m., Which as can be seen in the photograph was still not sufficient for the company with other stock placed externally and plastic sheeted for protection.

In terms of industrial estates I have worked on, Staden Lane Industrial estate, the percentage relationship of the development to achieve a development should be approximately 35% of the site.

As in our previous correspondence and discussions the client will be flexible in terms of design and appearance of the building, If necessary I could speak to the client and peg out the building on site. Please bear in mind that the development will not be overlooked via any principal rooms from any of the properties adjacent to the site.

In terms of heights we have worked to the existing gutter level of properties directly opposite the site and have allowed for a pitch of 10 degrees giving an overall height of 7.2m to ridge line so as not to exceed the existing properties ridge line.

In terms of materials this would be consistent on form rather than the adjoining sheds for the scrap yard of big six asbestos sheeting, painted blockwork, art stone walls, wriggly tin walls and single lath roller shutter doors.

We have also incorporated your requirement for car parking spaces equivalent to 375 sq.m. With the development and allow for turning of large vans / lorries up-to 7.5 tonnes within the site.

The would like to able take one of the units pre let units and begin construction as soon as possible

If you have any queries please let me know.

Regards

Tony Cooper

CC Mr D. Wilkinson - Buxton