

**Taylor, Karen**

---

**From:** Mike.Rytwinski@lovell.co.uk  
**Sent:** 26 July 2016 08:39  
**To:** Taylor, Karen  
**Cc:** Haywood, Ben; Robert.Adams@lovell.co.uk  
**Subject:** RE: HPK/2016/0217 - 127 Manchester Road, Chapel-en-le-Frith - amendments following consultation  
**Attachments:** A654\_001\_REV O\_PLANNING LAYOUT.PDF

Morning Karen,

We have prepared a revised layout which, in our view, addresses the significant elements of the consultation responses from you and highways.

We have a pack prepared for submission to you but wondered if I could discuss this with you prior to doing so.

The attached layout addresses the following in line with your comments:-

1. Number of parking bays revised in line with guidance
2. Size of parking bays amended in line with guidance
3. Highway layout amended to suit tracking for refuse and pantechon vehicles
4. Proposed adopted highway plots 9 to 19 now proposed as private drive
5. Bin and bike storage added in line with policy
6. Verge/ separation between private drive and adopted path plots 41 to 43 widened and will be planted
7. Chimneys removed from house type LT52

In addition to facilitate the above we have made several other minor amendments:-

- a. Plots 19 to 22 now semi rather than terrace
- b. Position of plots 9 to 18 minor amendment to plan location
- c. Length of turning outside garages to plots 39/40 slightly increased
- d. Internal junction radii slightly increased

We have not removed the internal junction radii in favour of forward curves and increased forward visibility distances. This would increase vehicle speeds and would impact on the number of dwellings affecting the viability of the development. It would also have other more significant impacts on the layout and proposals deviating from the submitted plans. The current highways layout proposals are compliant with the 6C's design guidance and MfS's best practice.

If you think the above will be acceptable to satisfy the consultation comments received the we will submit the attached plan along with full evidence and justification for the changes. Please confirm that you should have this in time for your report ahead of the planning decision date 9<sup>th</sup> August 2016.

When we spoke last week you said you would consider other consultation responses received. Have you had time to do this yet? Your thoughts on the other letters received would be helpful.

I am in all day to day if you would prefer to contact me by phone.

Kind regards

Mike Rytwinski

Technical Manager

dd: 0113 202 2204 | m: 07970 764298  
Ailsa House,  
2nd Floor West,  
Turnberry Park,  
Gildersome, Leeds, LS27 7LE

**LOVELL**

**A MORGAN SINDALL GROUP COMPANY**



---

The information in this e-mail is intended only for the named recipient and may be privileged or confidential. If you are not the intended recipient, please notify us immediately and do not copy, distribute or take any action based on the e-mail.

Although we have taken steps to ensure that this e-mail and attachments are free from any viruses, we advise that in keeping with good computing practice, the recipient should ensure that they are actually virus free.

Lovell Partnerships Limited Registered office: Kent House, 14-17 Market Place, London W1W 8AJ.  
Registered Number: 2387333

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.messagelabs.com/email>

---