

## Barber, Teresa

---

**From:** Ollerenshaw, Mark  
**Sent:** 26 August 2016 10:55  
**To:** Planning (HPBC)  
**Subject:** FW: HPK/2016/0232

Further comments from United Utilities on above application

---

**From:** Dyas, Allison [mailto:Allison.Dyas@uuplc.co.uk]  
**Sent:** 26 August 2016 10:53  
**To:** Ollerenshaw, Mark  
**Subject:** RE: HPK/2016/0232

Hi Mark

Our engineer has taken a look at the additional information and has no further comments to make on this application.

Many thanks

AI

**Allison Dyas**

Planning Analyst  
Developer Services and Planning  
Operational Services  
United Utilities

**T:** 01925 631322 (internal 31322) Monday, Tuesday and Friday

**T:** 01925 679311 (internal 79311) Wednesday and Thursday

**E:** [allison.dyas@uuplc.co.uk](mailto:allison.dyas@uuplc.co.uk)

[unitedutilities.com](http://unitedutilities.com)

*If you have received great service or if you have an idea on how we can make our service better, please let us know.*

**Visit: [unitedutilities.com/WOW](http://unitedutilities.com/WOW)**

---

**From:** Simon Plowman [mailto:[info@plan8townplanning.co.uk](mailto:info@plan8townplanning.co.uk)]  
**Sent:** 29 July 2016 11:16  
**To:** Ollerenshaw, Mark  
**Cc:** Brooks, Joanne  
**Subject:** RE: HPK/2016/0232

Hello Mark,

Please find amended plans for this proposal. As discussed we had the pre-app with your colleagues including latterly Jon Williamson. Positive advice was received.

We note the comments from Jo about the design and the architect has amended as per the attached. In brief the amendments provide considered responses to Jo's comments - Jo's comments below in blue and the architects comments in black:

- The general location and position of the development is acceptable but is looking very cramped in the site and there is limited separation between the new block and existing pub. I would like see the unit reduced in length the secure a better separation.

The building is now shorter as previously drawn out at 1:50.

- There are no drawings that place the building in its immediate context. A street scene should be submitted which shows its height in relation to the outrigger of the public House and the smaller

terraced cottages fronting Rowton Grange Road. This is important as the proposed elevations do make the building look overly tall. This is compounded by the pitch of the roof which is too steep and should be reduced to a similar pitch to the terraced cottages and outrigger. This may compromise accommodation in the roof space but I think the applicant may have to reconsider the amount of accommodation that can realistically be achieved on the site.

The street elevation shows there is no issue with scale, heights etc.

- The overall appearance of the development has a very strong domestic appearance and does not reflect the Council's desire to see a development that has a more ancillary garage/workshop feel. We discussed the desire to retain larger openings on the ground floor (some glazed possibly). I like the entrance detail to the main staircase and would encourage more of this. The canopy details should be omitted and there are too many window openings of differing styles on 3 elevations.

The number of windows, and window types has been reduced, and the appearance is now more of a workshop

- I dislike the idea of locating the bin and bike storage at the front of the site. The only way this might work is if a stone boundary wall is constructed at the front which would allow some form of storage behind.

The refuse store has to go at the front realistically. I have turned it round to present a stone faced wall to the parking area, with a side path. The pub refuse will remain down the side passageway between the pub and the bank.

With regard to the United Utilities letter you will also note that the revised proposed site plan shows the line of the drain as noted by the applicant. The proposal is in excess of 3metres from the drain.

I trust you will now be able to move forward to an approval - please advise.

Regards Simon

Simon Plowman  
for Plan:8 Town Planning Ltd  
07792784924  
[info@plan8townplanning.co.uk](mailto:info@plan8townplanning.co.uk)

EMGateway3.uuplc.co.uk made the following annotations

-----  
The information contained in this e-mail is intended only for the individual to whom it is addressed. It may contain legally privileged or confidential information or otherwise be exempt from disclosure. If you have received this Message in error or there are any problems, please notify the sender immediately and delete the message from your computer. You must not use, disclose, copy or alter this message for any unauthorised purpose. Neither United Utilities Group PLC nor any of its subsidiaries will be liable for any direct, special, indirect or consequential damages as a result of any virus being passed on, or arising from the alteration of the contents of this message by a third party.

United Utilities Group PLC, Haweswater House, Lingley Mere  
Business Park, Lingley Green Avenue, Great Sankey,  
Warrington, WA5 3LP  
Registered in England and Wales. Registered No 6559020

[www.unitedutilities.com](http://www.unitedutilities.com)  
[www.unitedutilities.com/subsidiaries](http://www.unitedutilities.com/subsidiaries)  
-----

---

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

<http://www.staffsmoorlands.gov.uk>