

From: [Rachael Simpkin](#)
To: [Planning \(HPBC\)](#)
Subject: FW: HPK/2022/0474 - Charlestown Works *New Build Apartment Blocks*
Date: 09 May 2024 09:19:32

Hi Planning Support.

Consultee response for the public file please.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Beswick, Keith, 17000

Sent: Wednesday, May 8, 2024 2:35 PM

To: Rachael Simpkin

Subject: RE: HPK/2022/0474 - Charlestown Works *New Build Apartment Blocks*

Hello Rachael,

Thanks for referring this application for comments.

From my perspective the change from commercial to residential for these two blocks shouldn't be problematic.

There are quite a few matters of detail which either aren't clear or seem to be missing from the current application.

I appreciate that some may be effectively carried over from outline, so apologies if I'm going over old ground.

There are no details of boundary treatment for the site.

Consequently, enclosure of private space from Charlestown Road, refuse enclosure, separation from the existing

adjacent apartment conversion, and back of site enclosure aren't clear.

There is a flight of steps shown to the rear of block 1 leading down out of site close to the nearby watercourse.

The rationale for this isn't explored in application detail.

All of these matters would need to be clarified, or could be resolved by way of a condition setting out the enclosure and associated

ironmongery specification for securing any non-public space.

Cycle parking is set out on the latest site plan as 'secured' in one location, but not others.

Considering that the overall provision is for the long-term storage of residents cycles, and that the theft of expensive unattended

cycles is moving into the territory of organised crime groups, the approved means of storage needs to be intrinsically secure

to form part of a sustainable transport regime.

Consequently, I would advise that the provision should be looking towards purpose made secure storage, and not simply covered

storage enclosed by close boarded fencing and very basic communal locking ironmongery.

There is no means of external lighting outlined for communal entrances and car parking.

Considering the extent of the parking area, I'd suggest column mounted solar powered units, with an accompanying lighting engineer

designed scheme.

Not bollards please, these will not last and have low efficacy.

There is no mention of mail delivery arrangements for either block.

I note that the existing apartment conversion is provided with a fairly incongruous set of bolt on mail boxes by the main entrance.

Unless well specified this form of external box has a tendency to attract theft, consequently I would direct the authority towards

units manufactured and specified to the Door and Hardware Federation TS009 standard for wall mounted or free standing boxes, or

alternatively, through the wall provision into secure internal boxes if space allows.

Regards

Keith Beswick Ad Cert ED&CP, LCGI

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