

Altman, Rebecca

Subject: FW: Cockpit Farm industrial prior approval ref. PN/24/98597 - Class Q conversion
Attachments: Cockpit Resi NJC-002-SWEPT PATH TRACKING.pdf; Cockpit Resi NJC-001-ACCESS AND VISIBILITY.pdf; JD_154_SL100.pdf

Sent: 06 February 2025 08:00

Subject: Re: Cockpit Farm industrial prior approval ref. PN/24/98597 - Class Q conversion

Dear Rebecca,

I hope you are well. Apologies for the delay coming back since your email last month - I have been on compassionate leave. I understand you have recently spoken with Jason in my absence.

Nick Culhane has reviewed the comments from the Highway Officer, and we can respond as follows:

Visibility - Drawing attached showing splays of 2.4m by 43.0m as requested.

Tracking - Drawing attached showing two cars passing one another at the site access as requested.

Bin collection - Bin collection points are located within acceptable distance to the highway, so refuse will be collected from the carriageway, as happens at present with other properties on Knowle Lane.

Parking standards and TRO - Parking standards are fully met, and 4 extra spaces are provided for visitors - there is sufficient parking on the site to meet the needs of the development in accordance with adopted standards. As such there is no justification for a contribution for a TRO on Knowle Lane - such a contribution would fail the requisite tests.

Pedestrian Access - Please see attached updated site layout plan.

Please let me know if there is a convenient time to discuss the application further.

Best wishes,

Jacob

Jacob Goodenough

Director