

Revised Drawings

The attached updated/new drawings are provided for the application which responds to queries raised.

- 1001 revision A - Existing Plan
- 1002 revision A - Proposed Plan
- 1003 revision A – Section A-A Existing & Proposed
- 1004 – Section B-B Existing & Proposed
- 1005 – Section C-C Existing & Proposed
- 1006 – Section D-D Existing & Proposed

Ecologist Comments

- We note ecologists comments that no ecological survey work will be required with a need for compensation and enhancement. The ecologist provides example of new planting either side of the new entranceway.
- I would advise that the extract within the ecologists memorandum is based on a previous location for the vehicular access. The location of the vehicular access was moved to resolve initial objections by the engineering department regarding vision splays. The revised previously submitted plan 1002 incorporates the updated vehicle access with required vision splays for which the engineering department have withdrawn their objections.
- Please find attached revised proposed plan 1002 revision A. This identifies areas proposed for new enhanced planting which will be of native local species. It is proposed that a landscape specialist propose suitable species for consideration during detail design. We note the ecologist comments that it will be subject to a planning condition.

Residents objections/concerns

Resident Comment 1: *The proposed car park will be located at a level above our property and as such our house and garden will be over looked (pictures A & C) . There used to be a privacy fence where the old pool was (this is noted on the existing plans submitted) but this was removed recently when the wall was taken down on Cardiff road. If people are parking here they will have full view of our garden. The close boarded fence needs to be reinstated.*

EPT Response: The existing close boarded fence will be fully reinstated to provide privacy. This is noted on attached drawings.

Resident Comment 2: *Secondly there is a row of tress along the site boundary - Looking at the location of the parking the construction work will be within the zone of influence (under the canopy) of the tress so there is a concern that this work will cause unnecessary damage to the root structure. I have no problem with these trees being taken down by the applicant as part of their proposed works.*

EPT Response: The trees are located on the adjoining residents property and it is not the intention to remove these trees at present under this application as we consider the potential impact of the works on them by this development to be low and they provide additional shelter and privacy between properties.

The proposed parking level will be at the same level as the existing pool surround area so that the ground level above tree roots will not be increased or reduced.

During detail design the full engineering works for the carparking will be developed and any potential impact of the works on tree root protection areas will be evaluated.

At that detail design stage if the development works are assessed to have a detrimental impact to the trees stability and health then measures to overcome these issues will be reviewed. If absolutely necessary arrangements can be made to remove the trees with the neighbours consent.

Resident Comment 3: *As part of the demolition works along the site boundary part of boundary was knocked down (picture B) I am happy for the nib of this wall to be taken down completely and the corner of the out building being made good - this will improve visibility splay for exiting cars if the trees are removed and the fence reinstated.*

EPT Response: The nib/corner of the outbuilding will be made good to line through with the rebuilt boundary wall in the new location providing the increased vision splay. The arrangement is as shown on drawing 1002A.

Resident Comment 4: *Finally can you confirm how the hard standing will be drained - again a concern due to proximity of my property.*

EPT Response: The storm water discharge will be designed at the detail design stage to comply with relevant legislation. It will be designed so that the hardstanding does not discharge onto neighboring properties.

Site Sections

Existing and proposed sections through the site as requested are now included in the attached drawings.