

14th September 2018

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Dear Joe,

Submission of Amended Plans

18/01004/FUL – Hybrid application seeking detailed planning permission for a 5,034 sq.m of commercial office space (Use Class B1), 502 sq.m day nursery (Use Class D1), 1,742 sq.m Aldi food retail unit (Use Class A1), 204 sq.m Costa Coffee retail unit and drive-thru (Use Classes A1 and A3), with associate parking, landscaping and infrastructure works. Outline planning permission sought for the erection of 8,034 sq.m of commercial office space (Use Class B1), together with associated car parking, landscaping and infrastructure works, with all matters reserved - except access (resubmission).

On behalf of our client, I am writing to you to submit amended plans for the above site. Please find the following plans and documents in support of the above planning application:

- Proposed Master Plan DLA.1755.L.09 Rev E
- Proposed Block Plan No. 178 – 96 Rev E
- Office 5 Elevations No. 178 – 113 Rev A
- Office 5 Floor Plans No. 178 – 114 Rev A
- Office 5 Refuse tracking No. 178 - 116
- Office 5 Section No. 178 – 115
- Office 1 Floor plans No. 178 – 19 Rev F
- Office 1 Elevations No. 178 – 20 Rev F
- Office 1 & 2 Tracking No. 178 – 63 Rev G
- Office 1 Section No. 178 – 68 Rev A
- Office 2 Floor Plans No. 178 – 41 Rev D
- Office 2 Elevations No. 178 – 42 Rev D
- Office 2 Section no. 178 – 69 Rev A

The above drawings outline the amendments made and will be shortly followed by supporting technical reports once they are complete. These will include site section drawings, detailed landscaping proposals and landscape management plan, FRA, and Transport Assessment.

Summary of Changes Made

In general, the revision of the layout results in a much more generously landscaped scheme which is more appropriate to the residential nature of the surrounding area and the edge of town location. The amended layout also better corresponds with the previously consented scheme.

One of the most prominent changes in layout is the replacement of the Costa Coffee outlet with a more prominent two storey office building (office 5). Situating Office 5 at the entrance to the site reinforces the high quality business environment being delivered, and provides a sense of arrival to the office park. The replacement of Costa Coffee outlet with a new office building has increased and improved the landscaping at the site entrance, with additional planting providing structure and interest while maintaining visual connectivity to the rest of the development.

The Office 5 fronts and addresses Grovefield Way and the Spine Road. The building follows the same design language as the other proposed offices and is a very simple, clean, modern building that draws inspiration from the BMW Mini Dealership.

The parking is set behind the building and away from the entrance and road, which reduces the prominence of proposed hardstanding. Car parking and hardstanding for the complimentary uses has been considerably reduced. However, it should be noted that car parking numbers are still in line with previously agreed parking accumulation.

The reduction in car parking and hardstanding has further offered an opportunity to reinforce and enhance existing boundary vegetation (particularly to the southern boundary), but has also allowed an increase in planting islands and landscaping within the car park, further reducing the visual mass of hard standing.

Office 2 has been amended in line with Office 1 to ensure these neighbouring buildings adopt a consistent design language.

Undercroft car parking has been removed from Office 1 to provide a more regular and more adaptable ground floor plate, which will provide flexibility for the future development and growth of the business.

Since the submission of the scheme, our client has been negotiating with potential tenants. As a result, Office 1 has been amended to suit the operational requirements of a regional head office for Bloor Homes, while Office 5 has been designed for Ridge and Partners LLP and accommodates their own operational requirements.

We look forward to the application receiving favourable consideration and trust the above changes will address the concerns raised in regards to the above scheme. However, please do not hesitate to contact me should you require any further information.

Yours sincerely



James Griffin
Associate Planner
For Hunter Page Planning/Ridge and Partners LL