

Sam Elliott

From: Olivia Carr <[REDACTED]>
Sent: 23 July 2025 11:26
To: Sam Elliott
Cc: Will Hannah
Subject: RE: 143045/FO/2025: Bainbridge House
Attachments: CL - Bainbridge House Full Application Update July 2025.pdf; 63073-SRA-XX-00-DR-A-20801.pdf; 63073-SRA-ZZ-XX-DR-A-20811.pdf

Importance: High

Follow Up Flag: Follow up
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Hi Sam,

Further to your email to Will, please see responses below (in **bold**) and information attached.

Cover Letter

Noted that comments for review have been removed – have there been any other amendments/updates to the cover letter in light of previous conversations?

Amends made to:

- **Update revision numbers to drawings.**
- **Reference to level access.**
- **Reference to Secured by Design standards and proposed features.**
- **Reference to materials.**

Alarm

We have relayed your proposed security arrangement to GMP and will refer back to you on this point.

We would request that you add a short statement in either the cover letter or the Design and Access statement stating that the development will be done to Secured by Design standards.

As above, covering letter amending to refer to SbD standards and proposed features.

Cycle Parking

On the basis of the information provided, we can accept your position. Can you confirm if there is cycle parking elsewhere in the wider development?

Not specific to the ground floor use.

Informative

On the basis of the email confirmation from Network Rail we need not include the informative.

Thank you for confirming.

Existing Door

If the existing door is to remain and be sealed, we would request that the proposed plans and elevations are annotated to clarify this.

Drawings have been updated.

Materials

We would also request that you annotate the proposed elevations clarifying the proposed materials

- new frames, colour/material
- highlight where any brickwork may be implemented to make good, matching existing

Materials now included.

Level Access

Notwithstanding the short passage in the Design Access Statement, we will need to see how that threshold level access is going to be achieved especially given the external level changes from Granby Row. We would require the detailed cross sections for the proposed works to this end. They can be submitted through the course of this application, whereby in the case of any approval we would approve the drawings and condition that prior to the first use of the unit the works to ensure level access will be carried out. If you are yet to determine the exact method/requirements to ensure level access, we would condition that prior to the first use of the unit you will submit those detailed drawings for our approval. Please confirm your preference for this.

Noted that internal ramps and level changes are shown on the floor plan and referenced in the Management Plan and that they can form part of any condition regarding access.

Drawings have been updated to reflect direction of slope and gradient. Should any additional details be necessary, these can be dealt with via pre-occupation condition.

Environmental Health [Hours]

Environmental Health colleagues are supportive of the proposed opening hours and recommend a condition is attached to ensure any operation of the unit takes place within those hours. An additional hours condition was proposed to ensure deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays. Can you confirm agreement of the above?

This is accepted.

Environmental Health [Refuse]

With regards to standard refuse conditions (see below), Environmental Health colleagues note that no specific details have been provided, the waste proforma refers to the cover letter but this does not contain anything about waste (nor does the design and access statement). An external bin store and collection point have been included in the drawings but no specifics of waste, recycling and the frequency of collections.

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation

Reason - In the interests of amenity and public health.

Can you amend either the cover letter or design and access statement to provide the required information.

We have previously provided the proforma which confirms the strategy. Similarly, the covering letter confirms that one of each bin type will be provided and will be collected as per the existing arrangements. Ultimately, this is a building which is currently in operation and has an existing waste strategy that is not intended to change as a result of the less intensive use that is now proposed. This application is for a very minor change of use and the information provided and proposed approach is considered appropriate and proportionate. On this basis we do not believe that a condition is necessary.

Cadent

We would also make you aware that Cadent issued a holding objection and following a review had no formal objection.

Noted.

I hope the above is clear but do get in touch should you have any further queries.

Would we be able to have sight of the draft decision notice when available, please?

Many Thanks

Olivia

Olivia Carr
Associate Director

Turley

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From: Sam Elliott <[REDACTED]>
Sent: 22 July 2025 09:09
To: Olivia Carr <[REDACTED]>
Subject: RE: 143045/FO/2025: Bainbridge House

Hi Olivia,

Did Will pass on any sort of response prior to taking leave?

Thanks,

Sam

From: Will Hannah [REDACTED]
Sent: 21 July 2025 15:40
To: Sam Elliott [REDACTED]; Olivia Carr [REDACTED]
Subject: RE: 143045/FO/2025: Bainbridge House

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Thanks Sam.

Hope you had a good weekend.

Please leave this with me and we'll provide a response in full.