

LTR/1523/C1/4/NB

17 February 2016

Mr Jon Woodward
Liverpool City Council - Planning
Municipal Buildings
Bale Street
Liverpool
L2 2DH

Darmody Architecture
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Dear Mr Woodward

**RE: Tobacco Warehouse, Stanley Dock, Liverpool
LCC comments regarding Access & Use, and Transport**

I refer to the Corporate Access Officer's email comments dated 23rd November 2015 and follow on comments dated 15th January 2016 regarding Access and Use, and the Highway Development Control comments dated 14th December 2015 regarding highways/transport information, for the Tobacco Warehouse at Stanley Dock, Liverpool. Further to Darmody Architecture's previous submission and letter dated 12th February 2016 regarding Access & Use, the following are items 2 & 3 of the outstanding items to be addressed in italics, along with DA's further response below:

- 2. *Accessible parking bays need to be grouped together perhaps on three locations close by the main stair /lift cores.***

Please find attached the revised *Interim Travel Plan rev A* and *Transport Statement rev A* which illustrate the proposed basement level car park plan and allocated accessible parking bays. Please note that due to the influence of the existing column grid on the car parking layout all car parking spaces have the potential to be designated for accessible parking. Accessible parking can be group together in three locations as recommended, please condition as appropriate.

- 3. *I am ok with conditioning, steps details, materials, handrails, lighting, ramps details and fire evacuation strategy. However, we need to ensure we have standard access and egress strategy as a condition to ensure all SPD requirements are adhered to. Please see below;***

An Access / Egress Strategy should be submitted to and approved in writing by the Local Planning Authority which sets design and operational proposals for ensuring the needs of those with mobility or sensory impairments are appropriately considered and addressed. Thereafter submissions and subsequent operation of the development shall be consistent with the details of the approved Access / Egress Strategy. The strategy should address service and employment compliance with the provision as set out in accordance with the requirements of the Disability Discrimination Act (DDA) 1995 (Equality Act 2010). The report shall provide full details relating to accessible parking, drop off areas, approaches including safe crossings, routes, signage, furniture, lighting, other facilities associated with the external activities and entrances to buildings within the site. The strategy shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied / brought into use.

Reason: To ensure that appropriate provision is made for disabled people and the Development is accessible to all potential visitors, employees and occupants with special access requirements in accordance with Policies T7 and HD19 of the Liverpool Unitary Development Plan.

An Access/Egress Strategy will be prepared in advance of commencement of works on site. Please condition as appropriate.



Please note the attached *Interim Travel Plan rev A* and *Transport Statement rev A*, prepared by Alan Davies have been submitted to Mike Taylor, Principal Engineer, to address the Highway Development Control comments dated 14th December 2015.

I hope the above clarifies your outstanding queries and comments. Please do not hesitate in contacting me at the office should have any further queries.

Yours sincerely,

A handwritten signature in black ink, reading 'Nilfa Burke'. The signature is written in a cursive, flowing style.

Nilfa Burke
Architect
For Darmody Architecture