

Bower Ashton Residents Association

Seeking to improve and protect our local environment

South and East Area Planning Team
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Please reply to:
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For the attention of Daniel Stone, Principal Planning Officer

14 November 2008

BY EMAIL & POST

Dear Mr Stone

ASHTON PARK SCHOOL, BLACKMOORS LANE, BRISTOL, BS3 2JL APPLICATION No. 08/04208/F – TEMPORARY CONSTRUCTION ACCESS

Thank you for your recent correspondence dated 21 October 2008 regarding the above application, which we understand replaces only those aspects of application numbers 08/03528/F and 08/03529/LC relating to construction access associated with redevelopment of Ashton Park School.

We have always maintained that an access off the B3218 Ashton Road was technically feasible and represented the best available option to local residents, school staff and pupils, as well as construction staff, particularly in terms of safety. As such, we welcome this application. There are, however, a number of ambiguities and discrepancies within the submitted documentation and we therefore consider it necessary to qualify our response accordingly.

1. Use of the Parklands Road Entrance

As you are aware, there is considerable local concern regarding the increasing use of the rear school entrance on Parklands Road, explained in my correspondence of 6 October 2008 and 28 October 2008. Our approval of the temporary access route from Ashton Road should in no way any way be taken as implicit approval for any permitted change or increase in use of the Parklands Road entrance. Drawings submitted within the current application continue to refer to this entrance as an "Existing Community Entrance" (see ash-cub-a-dwg-ML0001), and we refer to our previous correspondence regarding this misrepresentation. In addition, we note that the construction access drawing produced by Macgregor Smith (Dwg. No. 915-011) shows an access route around the northern fringe of the school from a new car parking area to the Parklands Road entrance (see also (2) below). This route is not shown on the Skanska drawing entitled, "Proposed Construction Access" (Dwg. No. 1138/SK414_D).

We consider it likely that without appropriate conditioning there will be a huge temptation for school and contractor staff to use the Parklands Road entrance. As such, we consider it essential that use of the Parklands Road entrance is restricted in the interests of highway safety. We recommend imposition of 'Condition 1' proposed in our letter of 6 October 2008, which read as follows:

- 1) "No vehicles shall be permitted to use the Parklands Road entrance except for emergency vehicles and deliveries from no more than three or four service vehicles per week.

Reason: for highway safety and to ensure consistency with Planning Permission References 03/00154/FB/S, dated 4 June 2003 and 06/02425/F, dated 8 August 2006."

2. Contractor Traffic and Car Parking

Associated with the above is the proposed car parking facility itself, which appears to comprise 20 spaces, opposite a small wooden gated entrance off Parklands Road. I do not recall this being shown explicitly on any plans associated with the previous applications, although there was an implicit reference to additional car parking in Section 4.6 of the Planning Design and Access Statement.

We note that Table 3.1 within the Transport Statement within the current application states between 40 and 80 contractor's cars between September 2009 and September 2010. The proposed car parking will clearly be unable to support this number of vehicles (please also note that this table refers to "vehicle flows" and it is very unclear whether it means total estimated vehicle movements, or one-way movements only).

In view of this:

1. We consider that the contractor should be encouraged to maximise use of the nearby Park and Ride facility in order to minimise the pressure on the school's parking facilities; and
2. We recommend that conversion of the temporary car parking be conditioned to ensure its conversion to tennis courts / netball facilities, as detailed on Macgregor Smith Drawing no. 915-011, in order to ensure consistency with the Council's decision on Application No. 06/02425/F.

We trust that these comments are helpful and would be happy to discuss them with you in more detail, should you require clarification.

Yours sincerely

Alasdair Groves
Chairman

Cc Mr F Cashmore, BCC Highways