

Development Management
Place Department, 6th Floor
Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 Ext 61160
Minicom: 020 8760 5797
Email: [REDACTED]@croydon.gov.uk

Your ref: spatialobs@croydon.gov.uk
Our ref: P/PC/South Area Team/DCRN
Date: 7th December 2017

Dear Spatial Planning

Application Number: 17/05825/PRE

Location: 80 Riddlesdown Road, Purley, CR8 1DB, ,

Description: Demolition of existing dwelling and replacing with a single block of apartments which will contain 7x 2 bedroom, 1 x 1 bedroom and 1x 3 bedroom apartments. Proposal is associated with access, parking spaces for 9 cars, integrated cycle storage and refuse store.

The Council has received the planning application described above.

Please can we have your observations on the application within 21 days of this notification.

Details of this planning application received can be viewed via our web pages at:

[Case details](#)

Please note that by selecting the "Documents" tab when in the application details you are able to view the forms and drawings submitted.

If you wish to discuss the application please contact the case officer [REDACTED]

Yours sincerely

Contact details for Development Management

Phone: 020 8726 6800

Email: development.management@croydon.gov.uk

Mail: Development Management Service
6th Floor, Zone A/B

Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Released under EIR

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Please ask for/reply to: [REDACTED]
Tel/Typetalk:
Minicom: 020 8760 5797
Email: transportationplanning@croydon.gov.uk

Your ref: P/PC/South Area Team/DCRN
Our ref: [REDACTED]
Date: 8th January 2018

Transportation Team Section - Observations on Planning Application 17/05825/PRE

Dear [REDACTED]

Application Number: 17/05825/PRE

Location: 80 Riddlesdown Road, Purley, CR8 1DB, ,

Description: Demolition of existing dwelling and replacing with a single block of apartments which will contain 7x 2 bedroom, 1 x 1 bedroom and 1x 3 bedroom apartments. Proposal is associated with access, parking spaces for 9 cars, integrated cycle storage and refuse store.

In response to your notification my comment and recommendation on the above application are:

Recommendation:

To: [REDACTED]
From: [REDACTED]
Date: 08/01/18

Application: 17/05825/PRE

Town and Country Planning Act 1990-Pre-application requirements for transport assessments

Location: 80 Riddlesdown Road Croydon, CR8 1DB

Proposal: Demolition of existing dwelling and replacing with a single block of apartments which is containing 7x 2 bedroom 1 x 1 bedroom apartment 1X3 bedroom apartment. Proposal is associated with access, parking spaces for 9 cars, integrated cycle storage and refuse store.

Observations

Strategic Transport has reviewed the information in support of this pre-application and confirms that Public Transport Accessibility Level for the development site is 1a which is very poor in PTAL rating. The proposed 9 apartments would comprise of 7x 2bedroom unit and 1 x1 bedroom apartment and 1x3bedroom apartment.

The location of the development site has a PTAL rating of 1b which is very poor in terms of public transport accessibility level rating.

Also the Applicant should ensure that vehicles using the proposed car park are able to access and exit the residential units in forward gear.

A bicycle storage facility in compliance with the London Plan would be required for the above residential proposal.

Additional information required to advance the assessment process of the pre-application by Strategic Transport at the detail design stage are as follows:-

- o A Transport Statement covering the number generated trips by mode and traffic impacts etc. would be required for assessment.
- o Details of access arrangement in compliance with current Highway Engineering Standards backed by scaled drawings. Drawings should conform to Highway Visibility Splay Standards for both pedestrians and motorists. Other drawings should depict swept paths of the various vehicles that would access and exiting site with parking associated manoeuvres.
- o Details of Car parking arrangements (supported by a scaled parking layout plan, Cycling storage details - in compliance with the London Plan will be needed.
- o Details of Refuse storage/collection and recycling arrangements should be submitted for consideration and approval.
- o A Demolition / Construction Logistic Plan (including a Construction Management Plan compliant with Chapter 8 of the Road Signs Manual for temporary Works) will be required - should the LPA be minded to approve the application and prior to construction).
- o A Delivery Service Plan for consideration and approval will required for consideration and approval.
- o Provision of both passive and active Electric Vehicle Charging point and installation accessories in compliance with the London Plan would be required for approval.

Informative

Detail design of any revised or improved access proposal, would have to be approved by the Council's Highway Officers, with the associated costs of access works borne by the Applicant.

Created in Uniform Date: 08.01.2018

Yours sincerely



The comments made can be viewed in Notes within Consultations and this letter has been saved into the Document Management System.

Contact details for Transportation Team Section

Phone: 020 8726 6800
Email: transportationplanning@croydon.gov.uk
Mail Development Management Service
6th Floor, Zone D
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Development Management
Place Department, 6th Floor
Bernard Weatherill House
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Croydon CR0 1EA

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 Ext 61160
Minicom: 020 8760 5797
Email: [REDACTED]@croydon.gov.uk

Your ref: transportationplanning@croydon.gov.uk
Our ref: P/PC/South Area Team/DCRN
Date: 7th December 2017

Dear Transportation Team

Application Number: 17/05825/PRE

Location: 80 Riddlesdown Road, Purley, CR8 1DB, ,

Description: Demolition of existing dwelling and replacing with a single block of apartments which will contain 7x 2 bedroom, 1 x 1 bedroom and 1x 3 bedroom apartments. Proposal is associated with access, parking spaces for 9 cars, integrated cycle storage and refuse store.

The Council has received the pre application described above.

Please can we have your observations on the application within 7 days of this notification.

Details of this pre application received can be viewed via the document management system by selecting Image / View Document.

If you wish to discuss the application further please contact the case officer [REDACTED]

Yours sincerely

Pete Smith
Head of Development Management

Contact details for Development Management

Phone : 020 8726 6800

Email: development.management@croydon.gov.uk

Mail: Development Management Service
6th Floor, Zone B
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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Please ask for/reply to: [REDACTED]
Tel/Typetalk:
Minicom: 020 8760 5797
Email: TreeOBS@croydon.gov.uk

Your ref: P/PC/South Area Team/DCRN
Our ref:
Date: 5th January 2018

Tree Team Section - Observations on Planning Application 17/05825/PRE

Dear [REDACTED]

Application Number: 17/05825/PRE

Location: 80 Riddlesdown Road, Purley, CR8 1DB, ,

Description: Demolition of existing dwelling and replacing with a single block of apartments which will contain 7x 2 bedroom, 1 x 1 bedroom and 1x 3 bed oom apartments. Proposal is associated with access, parking spaces for 9 cars, integrated cycle storag and refuse store.

In response to your notification my comments and recommendation on the above application are:

Recommendation:

In principle I raise no Arb objection o the proposed development.

As discussed their are constr ints a ound the periphery of the site in the form of protected trees. The subject protected trees are situated in numbers 1, 2 & 3 Harman Place which are along the rear south western Boundary. The trees are subject to 2x TPO's referenced as; 76, 2008 & 23, 1973.

There is also another TPO situated in the rear gardens of no 78a Riddlesdown Rd which is considered far en ough away and separated with fencing to be effected by development.

It is recommend that the applicant submit a simple tree protection plan for assessment by the LPA. Reasons to shown what considerations will be made for protected trees.

Created in Uniform Date: 05.01.2018

Yours sincerely

[REDACTED]
for Deputy Head of Development Management

The comments made can be viewed in Notes within Consultations and this letter has been saved into the Document Management System.

Contact details for Tree Team Section

Phone: 020 8726 6800

Email: TreeOBS@croydon.gov.uk

Mail: Development Management Service
6th Floor, Zone A/B
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Your ref: TreeOBS@croydon.gov.uk
Our ref: P/PC/South Area Team/DCRN
Date: 7th December 2017

Dear Tree Team

Application Number: 17/05825/PRE

Location: 80 Riddlesdown Road, Purley, CR8 1DB, ,

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Yours sincerely

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Head of Development Management

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