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Christie Burns

From: Glen Beattie [redacted]
Sent: 28 October 2026 14:16
To: Christie Burns
Cc: Nigel; Caroline Payne; Emily Sykes
Subject: 4/26/2242/0O1 - Land off Dalzell Street, Moor Row
Attachments: Phase 2 Indicative Site Plan 02a).pdf; Phase 2 Indicative Site Plan 03a).pdf

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Hi Christie,

I can now respond to the HA queries dated 25/08/2026 and have set out below my comments to the three bullet point queries.

- As we have now agreed, the EVA route needs to be a separate Full planning application to run alongside the outline application for residential development that is already in the system. I have submitted the application today and the planning fee has been paid so it should be in validation imminently. Once the HA receive their consultation they can respond accordingly. The EVA route application is accompanied by a detailed EVA route assessment from our highway consultant.

- The request in the 2nd bullet point is not possible in the manner described because phase 1 is approved as drawn in terms of layout and red line boundary. The phase 1 consent can however be amended to include a 3m shared use link through the area which was approved as communal landscaping as the land is in the applicant's control. I am currently preparing a variation of condition application for some layout changes so I will deal with this at the same time. As phase 2 is an outline application, the matter can only be fully addressed at reserved matters stage should outline consent be granted.

- I have addressed the third bullet point by widening the link already shown from 2m to 3m and revising its termination point in phase 2. Please however note that because we haven't asked for '*Layout*' to be approved, this matter is not for consideration as part of the outline application. It can be designed out in more detail at reserved matters stage should outline consent be granted but I have attached pdfs of drawing nos. 26/01/1093 – 02a) and 03a) which have been amended to show the design intent.

I trust all is clear and look forward to hearing from you.

Regards,
Glen