

From: [REDACTED]
Sent: Thursday, March 14, 2024 3:09 PM
To: [REDACTED]
Cc: [REDACTED] >
Subject: 23/00275/APP - Committee Rebuttal

Good Afternoon [REDACTED]

Further to the Planning Committee on 20th February 2024 and our subsequent discussion, I enclose with this email our rebuttal on behalf of the Applicant.

Since the Committee Meeting, the Applicant has reviewed the heights of the proposed buildings on Plots 3 and 4 and submits revised drawings for the following:

- Building 3.1: **Reduction by 2m** to 10.5m to the eaves / 12.5m to top of parapet / 13.5m to the ridge.
- Building 4.1: **Reduction by 1m** to 11.5m to the eaves / 13.5m to top of parapet / 14.5m to the ridge.
- Building 4.2 **Reduction by 1m** to 11.5m to the eaves / 13.5m to top of parapet / 14.87m to the ridge.

It is also proposed to **relocate the access to Building 4.2 further south from the signalised junction** and add in a footpath to the south of Lobley's Drive as discussed with the Highways officer. The red line has been amended accordingly.

The letter provides the detail pertaining to these changes, which I trust is useful for updating the report back to Committee for the 23rd April.

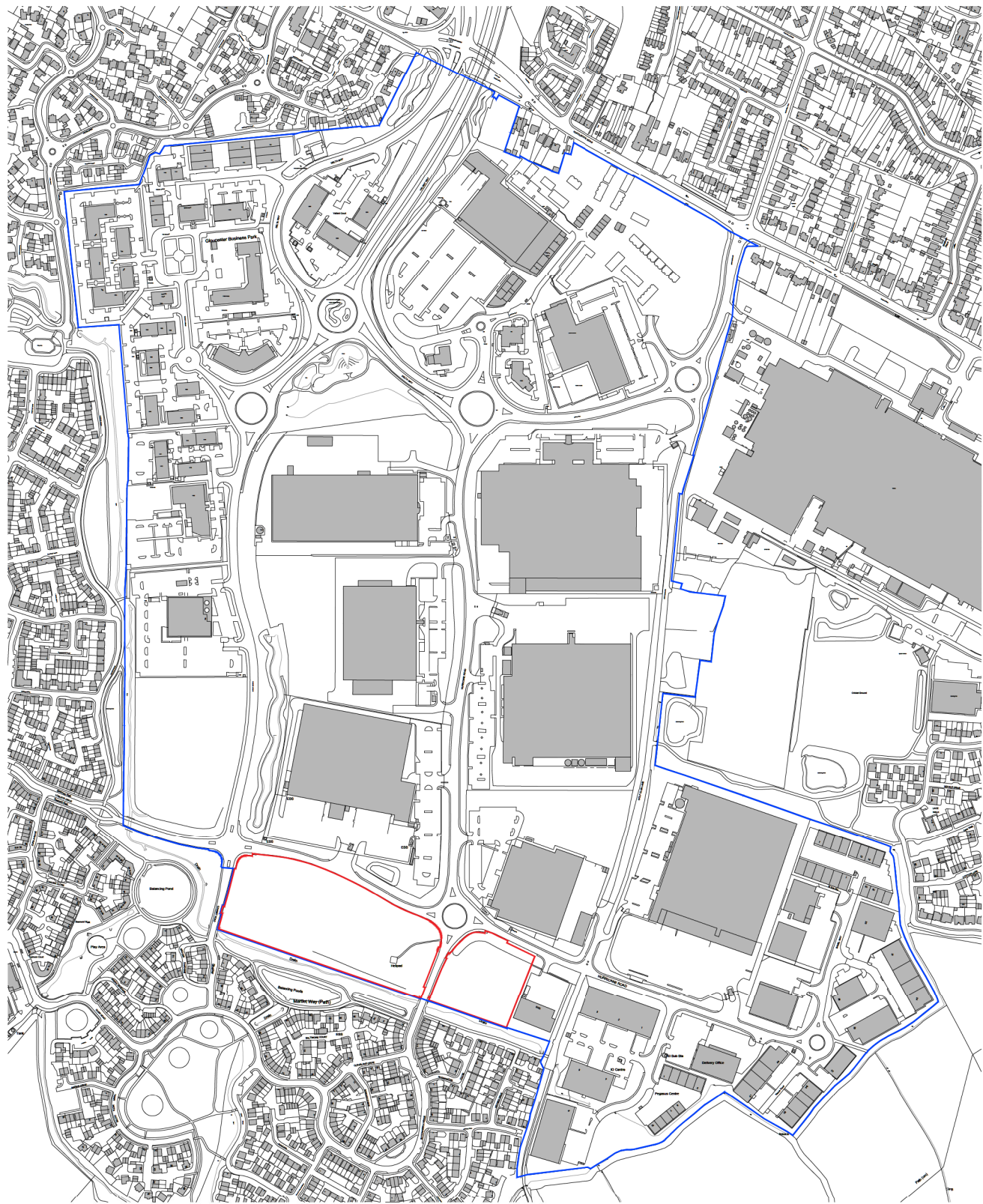
The following drawings are submitted for approval:

- 11537_PL_033A Unit 3.1 Elevations and Section
- 11537_PL_040C Plot 4 Site Plan
- 11537_PL_045A Unit 4.1 Elevations and Section
- 11537_PL_046A Unit 4.2 Elevations and Section
- 11537_PL_140C Landscape Sheet 1 of 3
- 11537_PL_141A Landscape Sheet 2 of 3
- 11537_PL_142B Landscape Sheet 3 of 3

The following are issued as Appendices for information to support the rebuttal letter:

- Appendix A – Proposed Heights
- Appendix B – Site Dimensions / Separation Distances
- Appendix C – Site Sections

Amended Plans



Scale @ A3:	1:5000	Checked by:	ME	Date:	JAN 23
Job No:	11537	Stage:	PL	Drawing No.:	003
Construction	<input type="checkbox"/>	Preliminary	<input type="checkbox"/>	Information	<input type="checkbox"/>
Approval	<input checked="" type="checkbox"/>	Tender	<input type="checkbox"/>		

Client:	ARA EUROPE, NORTHLAND
Project:	GLoucester BUSINESS PARK
Drawing Title:	PLOT 3 & 4 SITE LOCATION PLAN

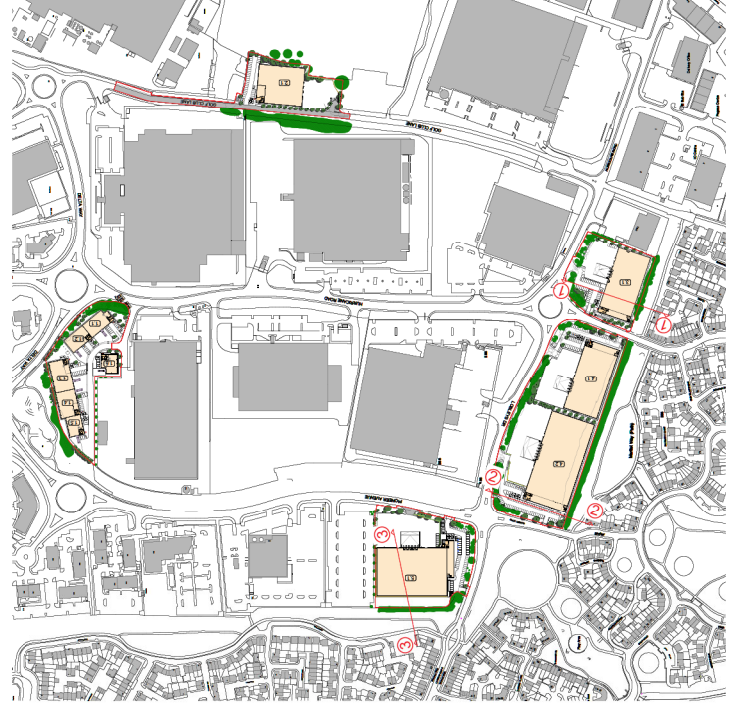
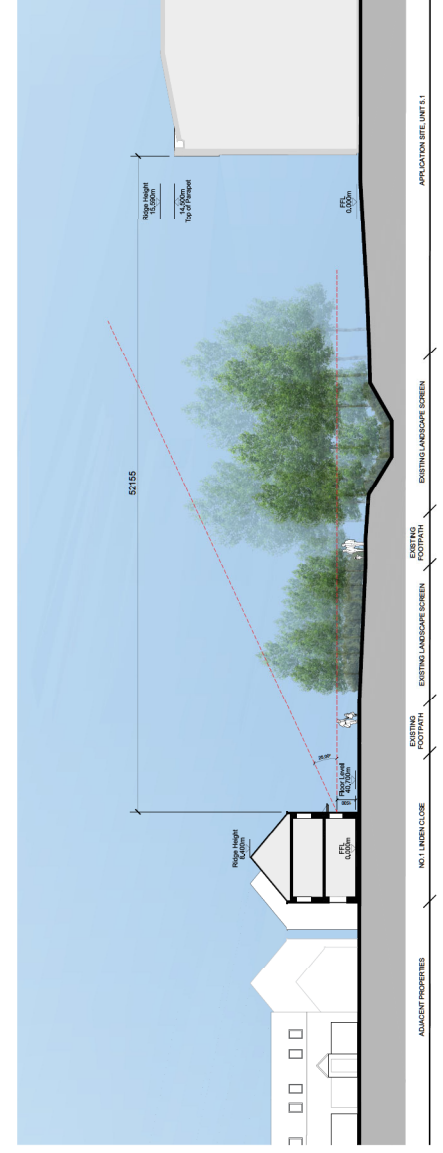
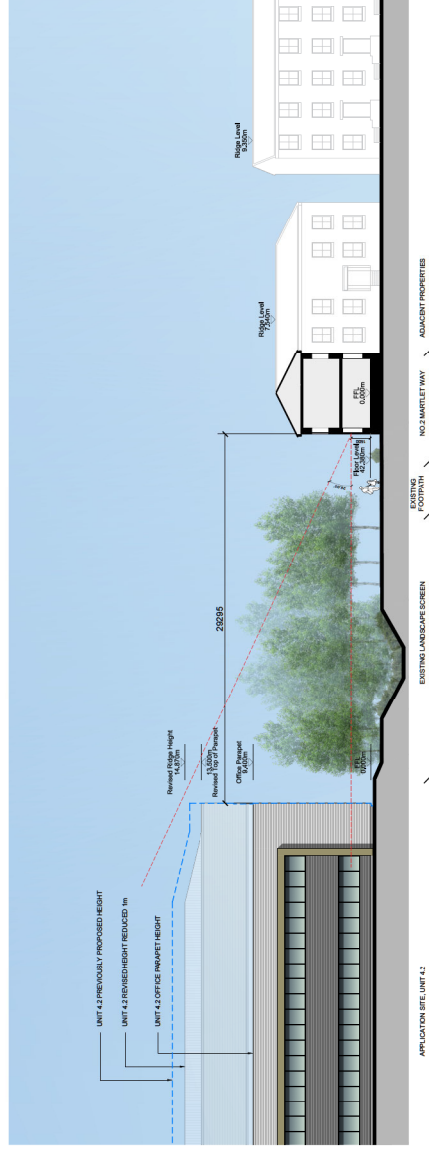
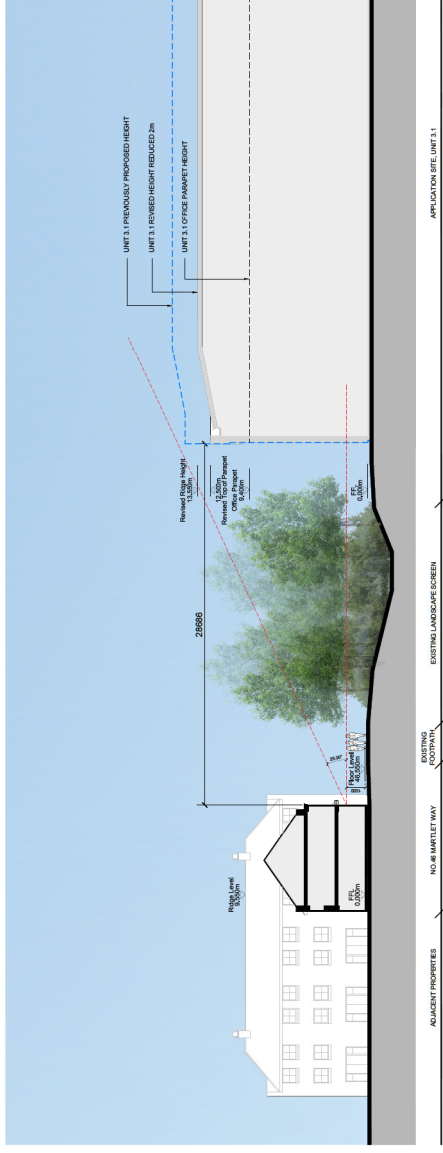
Revisions:	A. Red line amended to new secondary vehicle access location update	Date:	NOV 23
	B. Red line amended to Plot 4 main vehicle access location update and addition of footpath	Date:	MAR 24
Drawn/Chk:	ASC		

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0 1 2 3 4 5 6 7.5
Scale 1:100

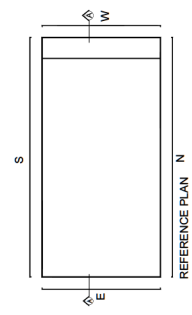
Figured dimensions only to be used. All dimensions to be checked on-site of materials to be used in the construction of the building.

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Drawn/Chk: D110
 A Warehouse height reduced by 2m CNG MAR 24

MATERIALS KEY

- 1 HORIZONTAL PROFILED CLADDING (SLATE GREY)
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- 3 HORIZONTAL PROFILE CLADDING (ANTHRACITE GREY)
- 4 ALUMINIUM FRAMED WINDOWS (ANTHRACITE GREY)
- 5 ALUMINIUM FRAMED ENTRANCE DOORS AND GLAZING (ANTHRACITE GREY)
- 6 MAIN ENTRANCE FEATURE (MOORLAND GREEN)
- 7 STEEL PERSONNEL DOORS (ANTHRACITE GREY)
- 8 LOADING DOORS (ANTHRACITE GREY)
- 9 STEEL BOLLARD (YELLOW)
- 10 DOCK LEVELLER (ANTHRACITE GREY)
- 11 COMPOSITE CLADDING (SLATE GREY)
- 12 PROFILED ROOF CLADDING (GOOSEWING GREY)
- 13 GLAZED ENTRANCE CANOPY
- 14 OBTURED GLASS PANEL
- 15 BACKLIT UNIT NUMERAL (SILVER)
- 16 HORIZONTAL PROFILED CLADDING (MOORLAND GREEN)



PRC

Client: ARA EUROPE NORTHLAND

Project: GLOUCESTER BUSINESS PARK

13 Waters End, Waters Park, MK12 3NA, UK
 01753 515 114
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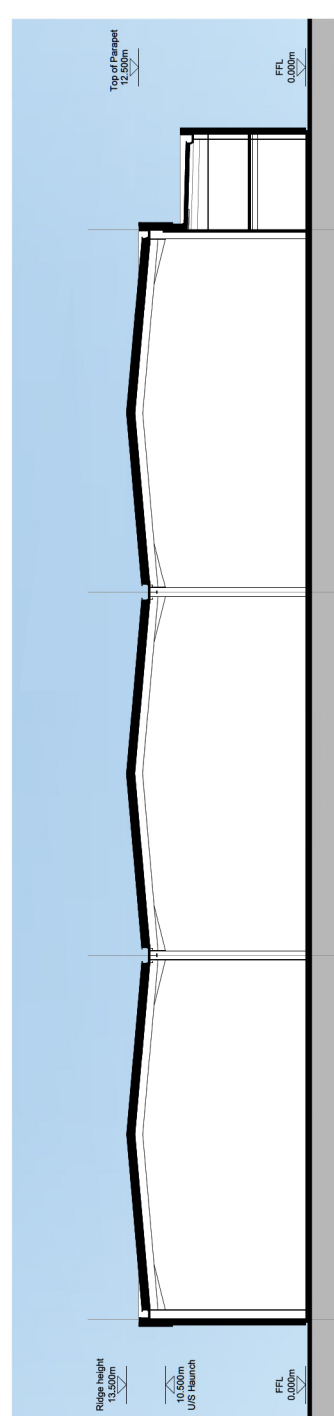
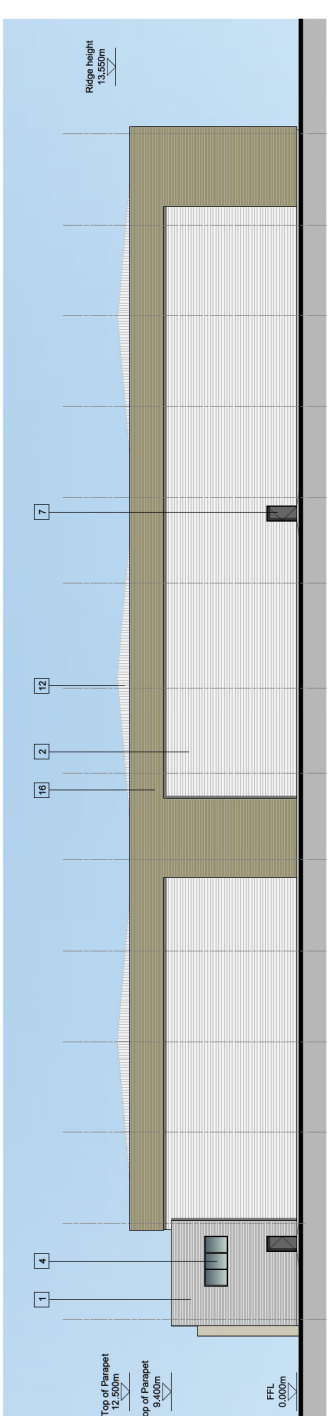
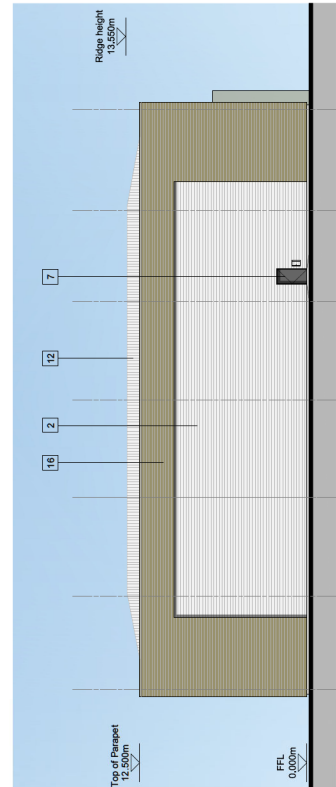
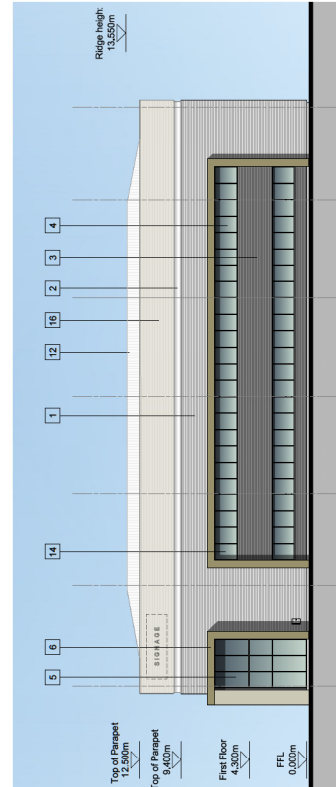
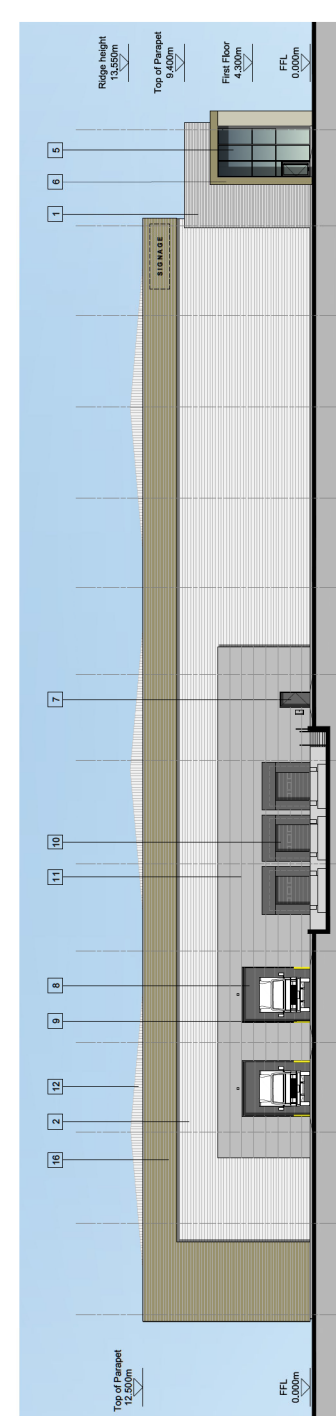
Drawing Title: UNIT 3.1 PROPOSED ELEVATIONS AND SECTION

Scale @ A1: 1:200
 Date: JAN 23
 Master Planning: Urban Design
 Landscape

Job No: 11557
 Issue: PL 03
 Rev: A

Architect: PRC Architecture & Planning

Officers:
 Working:
 Location:
 Team:
 Others:



Plotted dimensions only to be used. All dimensions to be checked onsite.
 All dimensions to be rounded up to the nearest 50mm.
 All drawings and specifications to be checked against the PRC Code.
 This copy of the design and drawings contains the final design.
 Drawn: Date: Drawn: Date:
 A. Secondary vehicle access amended ASC NOV 23
 B. Red line amended to secondary ASC NOV 23
 C. Main access amended to LPA comments, red line amended. CMG MAR 24

Client: **ARA EUROPE NORTHLAND**
 Plot Ref: **GLOUCESTER BUSINESS PARK**
 Drawing Title: **PLLOT 4 SITE PLAN**

Scale @ A1: 1:500
 Date: ME JAN 23
 Checked by: ME
 Job No: 11537
 Plot: PL PL040
 Rev: C

Architecture
 Planning
 Master Planning
 Urban Design
 Landscape

Officers
 Working
 Location
 Main
 Visiting

13 Wilton Rd,
 Wilton Park,
 MK12 5NA
 01488 305 146
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KEY:
 APPLICATION SITE
 PROPOSED NEW TREES
 EXISTING TREES RETAINED
 EXISTING TREES REMOVED
 EV CHARGING POINT
 EV CHARGING POINT WITH 24 HOUR ACCESS
 CAR SHARE PARKING SPACE
 ACCESSIBLE PARKING SPACE
 CYCLE SHELTER
 AMENITY SPACE WITH TUMBER DECK AND TACTILE PAVING TO FACILITATE ACCESSIBLE FENCE WITH MATCHING GATES
 BLOCK PAVING TO PEDESTRIAN AREAS
 CONCRETE SERVICE YARD
 WELL CONSOLIDATED GRAVEL
 SOFT LANDSCAPE

Client: **ARA EUROPE NORTHLAND**
 Plot Ref: **GLOUCESTER BUSINESS PARK**
 Drawing Title: **PLLOT 4 SITE PLAN**
 Scale @ A1: 1:500
 Date: ME JAN 23
 Checked by: ME
 Job No: 11537
 Plot: PL PL040
 Rev: C



PRC Architects & Planners

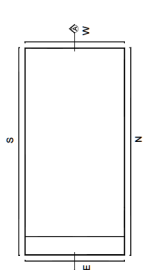
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REVISIONS: _____ Drawn/Chk: _____ Date: _____

A. Warehouse height reduced by 1m. CMG MAR 24

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 - 2 HORIZONTAL PROFILE CLADDING (SILVER GREY)
 - 3 HORIZONTAL PROFILE CLADDING (ANTHRACITE GREY)
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 - 5 ALUMINIUM FRAMED ENTRANCE DOORS AND GLAZING (ANTHRACITE GREY)
 - 6 MAIN ENTRANCE FEATURE (MOORLAND GREEN)
 - 7 STEEL PERSONNEL DOORS (ANTHRACITE GREY)
 - 8 LOADING DOORS (ANTHRACITE GREY)
 - 9 STEEL BOLLARD (YELLOW)
 - 10 DOCK LEVELLER (ANTHRACITE GREY)
 - 11 COMPOSITE CLADDING (SLATE GREY)
 - 12 PROFILED ROOF CLADDING (GOOSEWING GREY)
 - 13 GLAZED ENTRANCE CANOPY
 - 14 OBTURATED GLASS PANEL
 - 15 BACKLIT UNIT NUMERAL (SILVER)
 - 16 HORIZONTAL PROFILED CLADDING (MOORLAND GREEN)



Client:
ARA EUROPE
NORTHLAND

Project:
GLOUCESTER BUSINESS PARK

Drawing Title:
UNIT 4.1
PROPOSED ELEVATIONS & SECTION

Scale @ A1: 1:200
Checked by: ME
Date: JAN 23
Urban Design: Landscape

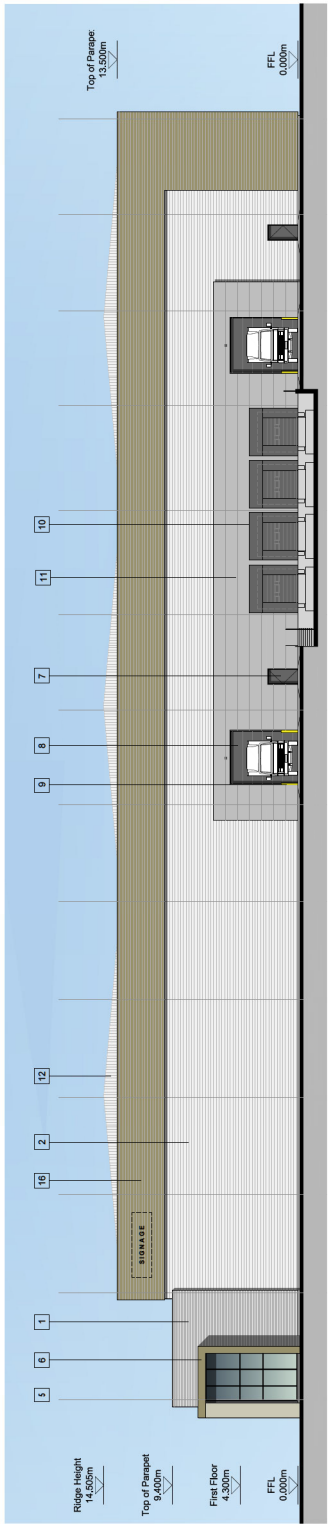
Job No: 11537
Issue No: PL 045
Rev: A

Architect:
PRC
13 Waterside, Waverley, MK12 3NA, UK
01494 301 314
www.prcgroup.com

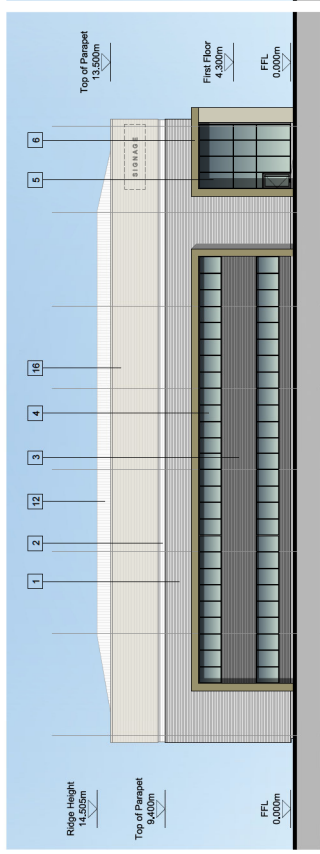
Offices:
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Manchester
Newcastle
York

Working:
Architect
Landscape
Structural
Mechanical
Electrical

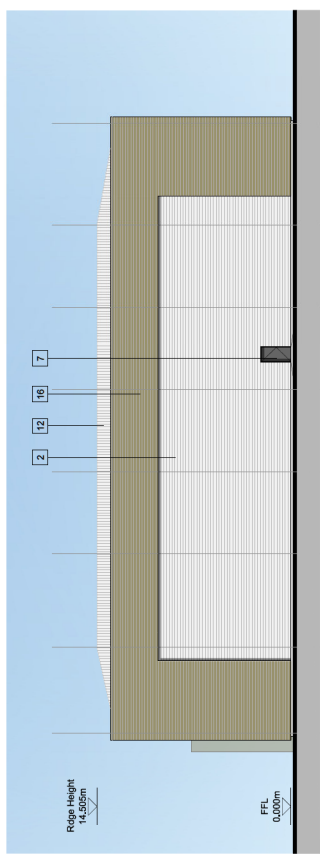
PRC Architecture & Planning



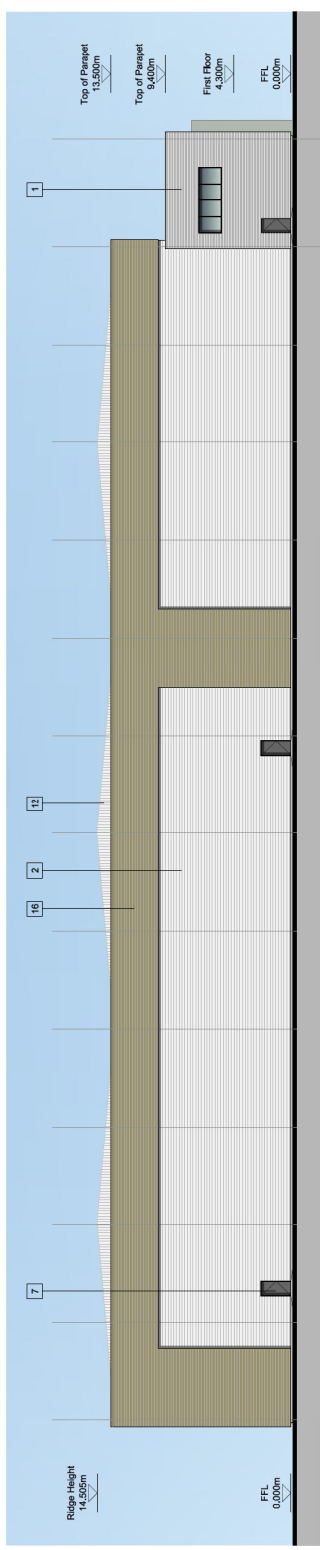
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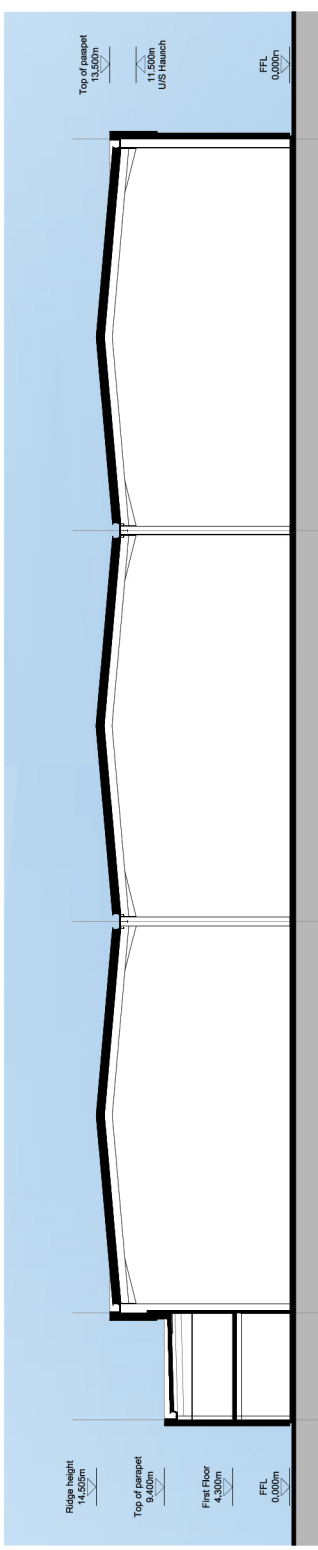
EASTERN ELEVATION



WESTERN ELEVATION



SOUTHERN ELEVATION



TYPICAL LONG SECTION

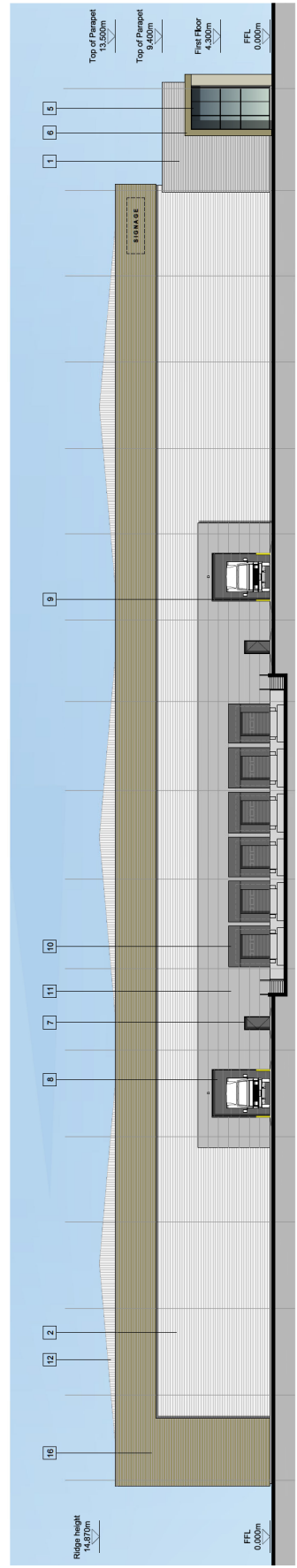


Revised dimensions only to be used. All dimensions to be checked on site. All materials to be specified in the Bill of Materials and approved by PRC. All materials to be specified in the Bill of Materials and approved by PRC. All materials to be specified in the Bill of Materials and approved by PRC.

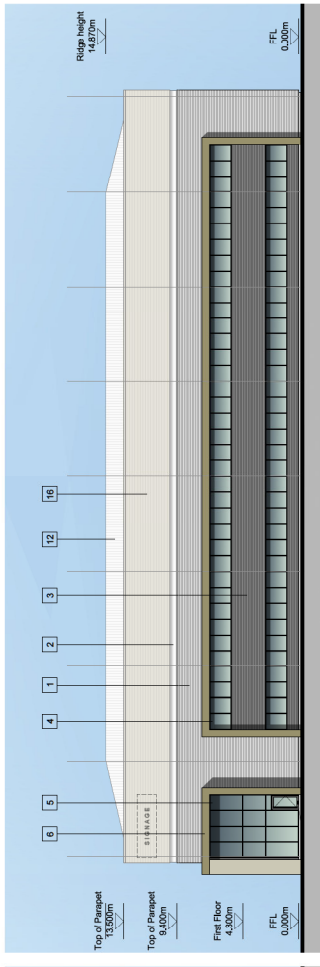
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REVISIONS: Drawn/Checked: DA 10
 A. Warehouse height reduced by 1m. CMG MAR 24

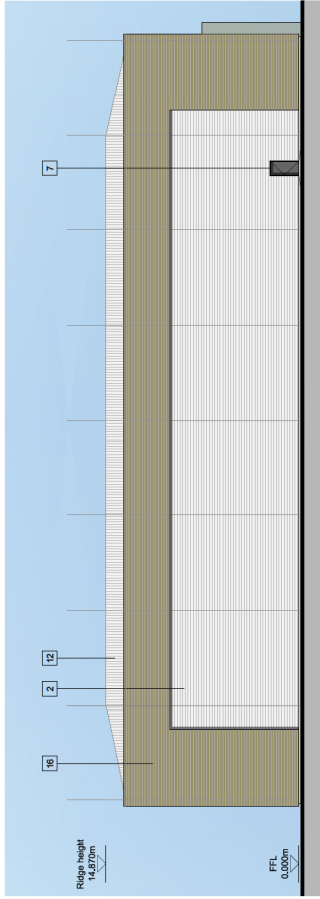
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 - HORIZONTAL PROFILE CLADDING (SILVER GREY)
 - HORIZONTAL PROFILE CLADDING (ANTHRACITE GREY)
 - ALUMINIUM FRAMED WINDOWS (ANTHRACITE GREY)
 - ALUMINIUM FRAMED ENTRANCE DOORS AND GLAZING (ANTHRACITE GREY)
 - MAN ENTRANCE FEATURE (MOORLAND GREEN)
 - STEEL PERSONNEL DOORS (ANTHRACITE GREY)
 - LOADING BAY DOORS (ANTHRACITE GREY)
 - STEEL BOLARD (YELLOW)
 - DOCK LEVELLER (ANTHRACITE GREY)
 - COMPOSITE CLADDING (SLATE GREY)
 - PROFILED ROOF CLADDING (GOOSEWING GREY)
 - GLAZED ENTRANCE CANOPY
 - OBSCURED GLASS PANEL
 - BACK LIT UNIT NUMERAL (SILVER)
 - HORIZONTAL PROFILED CLADDING (MOORLAND GREEN)



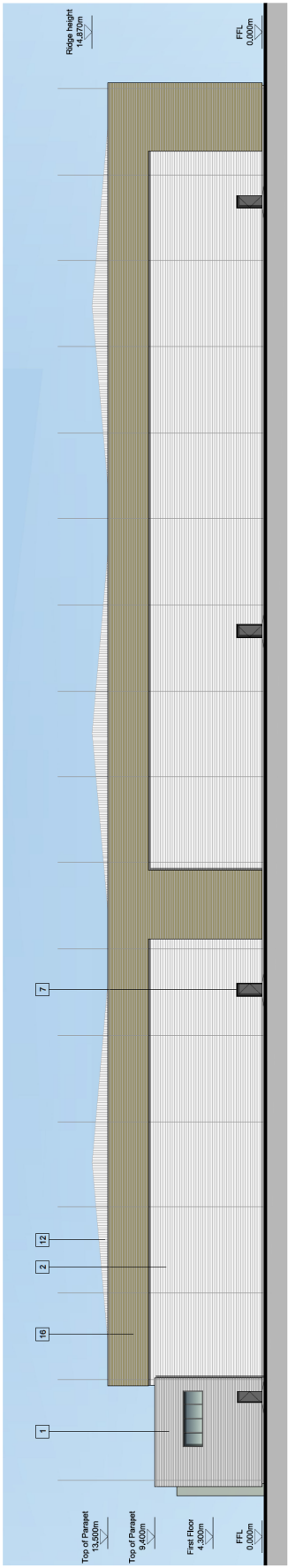
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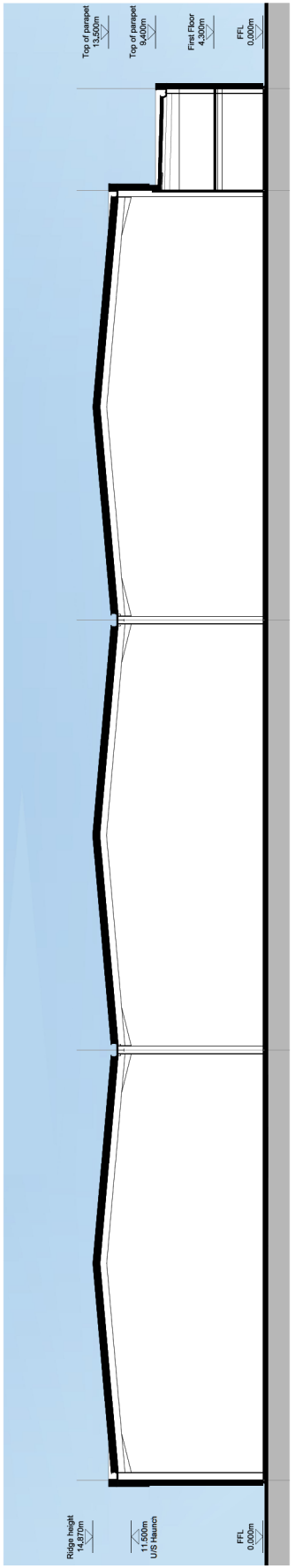
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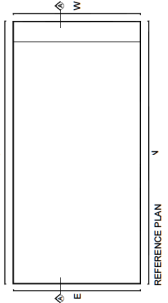
EASTERN ELEVATION



SOUTHERN ELEVATION



TYPICAL LONG SECTION



REFERENCE PLAN

Client:
 ARA EUROPE
 NORTHLAND

Project:
 GLOUCESTER BUSINESS PARK

Drawing Title:
 UNIT 4.2
 PROPOSED ELEVATIONS & SECTION

Architecture
 Planning
 Master Planning
 Urban Design
 Landscape

Scale @ A1: 1:200
Checked by: ME
Date: JAN 23

Job No: 11537
Issue / Drawing No: PL 046
Rev: A

Team:
 Architects: []
 Engineers: []
 Planners: []
 Landscape: []
 Quantity Surveyors: []
 Structural Engineers: []
 MEP Engineers: []
 Cost Consultants: []
 Environmental: []
 Sustainability: []
 BIM: []
 Project Management: []
 Construction Management: []
 Health & Safety: []
 Other: []











Officers:
 Working: []
 London: []
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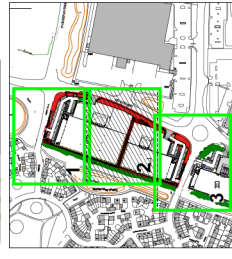
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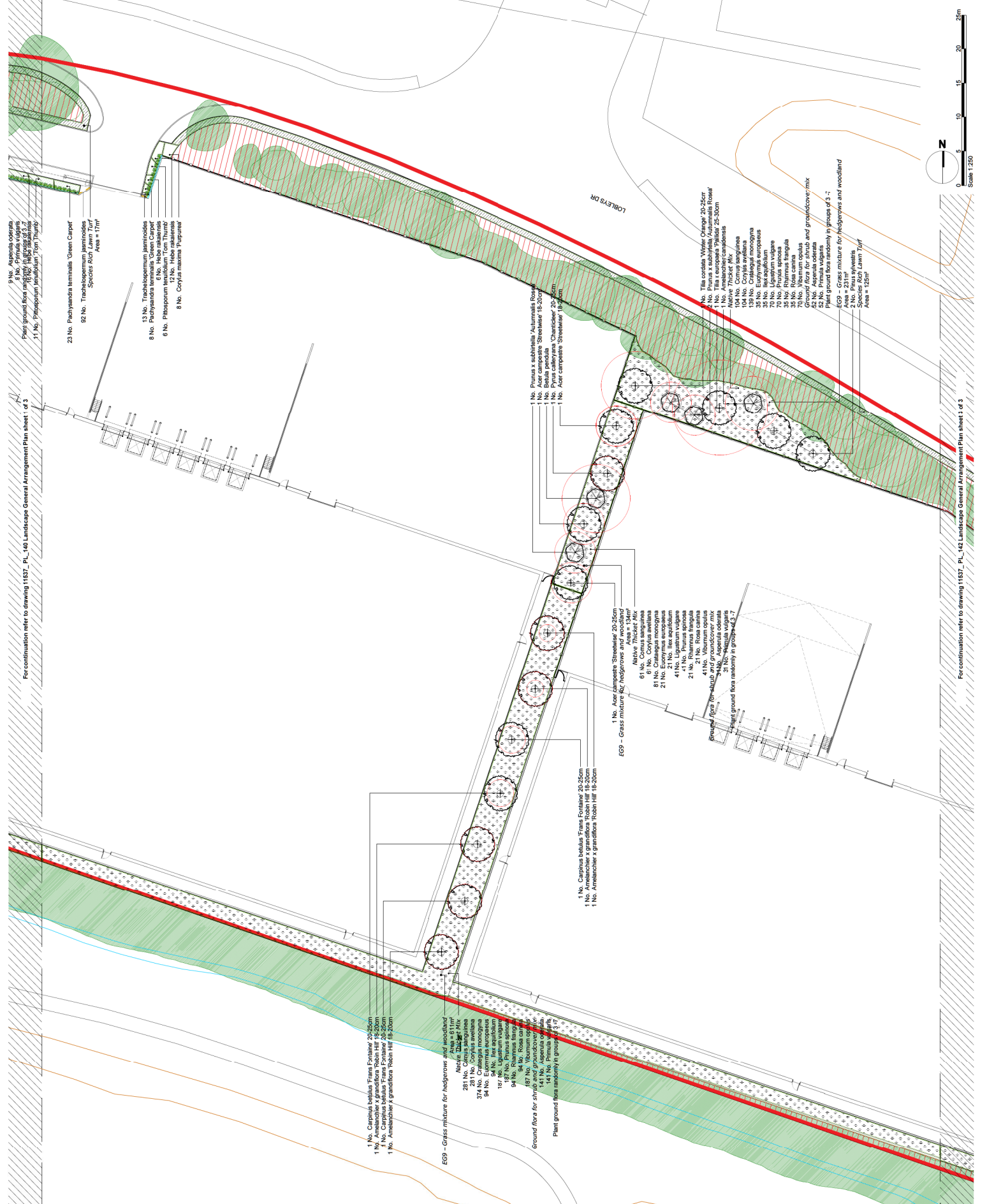
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REVISIONS:
 Drawn: Date: EM MAR'24
 A. Main access and forspath amended
 B. UPA Comments.
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- Legend**
-  **DETAIL PLANNING APPLICATION BOUNDARY**
 -  **EXISTING TREES/VEGETATION - TO BE RETAINED**
 -  **AREAS TO REMAIN UNTOUCHED - TO REMAIN AS EXISTING VEGETATION**
 -  **PROPOSED SPECIMEN TREE**
 -  **PROPOSED MULTISTEMMED**
 -  **PROPOSED ORNAMENTAL HEDGE**
 -  **PROPOSED SPECIES-RICH LAWN**
 -  **PROPOSED THICK MIX PLANTING**
 -  **PROPOSED CANOPY RADIUS ON CANOPY COVER SHRUB**
 -  **PROPOSED CLIMBING PLANTS**



Client:
ARA EUROPE NORTHLAND
Project:
GLOUCESTER BUSINESS PARK
Drawing Title:
LANDSCAPE GENERAL ARRANGEMENT PLAN PLOT 4, SHEET 2 OF 3
Scale @ A1: 1/250
Architect:
 Planning
 Master Planning
 Urban Design
 Landscape
Date: JAN '23
Issue No: 141
Revision: A
Offices:
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 London
 Manchester
 Mainframes
 Tel Aviv
PRC Architecture & Planning
 13 Marek Road, Wareham, Dorset, Dorset, BH20 2NQ, UK
 01929 453144
 www.prcgroup.co.uk



9 No. *Aspenia cedera*
 5 No. *Prunus vulgaris*
 11 No. *Prinosporum terribile* "Tom Thumb"
 23 No. *Pachyandra terminalis* "Green Carpet"
 92 No. *Tinacraobaculum panicoides*
 Spaces: 1827m² Lawn Turf
 Area = 17m²

13 No. *Trachelospermum jasminoides*
 8 No. *Philadelphus*
 6 No. *Habebe rakatai*
 6 No. *Philosporum terribile* "Tom Thumb"
 8 No. *Corylus maxima* "Purple"

1 No. *Prunus x subhirtella* "Autumnalis Rosea"
 1 No. *Buxus sempiternus* "Strelitzi" 15-20cm
 1 No. *Pyrus calleryana* "Chanticleer" 20-25cm
 1 No. *Acer campestre* "Strelitzi" 15-20cm

1 No. *Carpinus betulus* "Frane Fontaine" 20-25cm
 1 No. *Carpinus betulus* "Frane Fontaine" 20-25cm
 1 No. *Amelanchier x grandiflora* "Robin Hill" 18-20cm

1 No. *Acer campestre* "Strelitzi" 20-25cm
 Native Thicket Mix
 61 No. *Comus sanguinea*
 1 No. *Crataegus monogyna*
 21 No. *Eurostaphyle tomentosa*
 41 No. *Ligustrum vulgare*
 41 No. *Prunus spinosa*
 21 No. *Rosa canina*
 21 No. *Rosa canina*
 41 No. *Viburnum opulus*
 31 No. *Requie vulgaria*
 31 No. *Requie vulgaria*
 Plant ground flora randomly in groups of 3-7

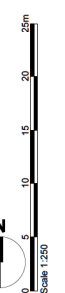
1 No. *Tilia cordata* "Virens Orange" 20-25cm
 1 No. *Tilia cordata* "Virens Orange" 20-25cm
 1 No. *Tilia europaea* "Palidus" 25-30cm
 1 No. *Amelanchier canadensis*
 104 No. *Corylus avellana*
 35 No. *Illex aquifolium*
 35 No. *Illex aquifolium*
 70 No. *Prunella vulgaris*
 35 No. *Rhamnus frangula*
 35 No. *Rosa canina*
 35 No. *Rosa canina*
 25 No. *Aspenia cedera*
 25 No. *Aspenia cedera*
 Plant ground flora randomly in groups of 3-7

EG9 - Grass mixture for hedgerows and woodland
 Area = 231m²
 Species: 1827m² Lawn Turf
 Area = 125m²

EG9 - Grass mixture for hedgerows and woodland
 Area = 231m²
 Species: 1827m² Lawn Turf
 Area = 125m²

EG9 - Grass mixture for hedgerows and woodland
 Area = 231m²
 Species: 1827m² Lawn Turf
 Area = 125m²

EG9 - Grass mixture for hedgerows and woodland
 Area = 231m²
 Species: 1827m² Lawn Turf
 Area = 125m²



For continuation refer to drawing 11837_PL_140 Landscape General Arrangement Plan sheet 1 of 3

For continuation refer to drawing 11837_PL_142 Landscape General Arrangement Plan sheet 1 of 3

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REVISIONS: Drawn/Chk: DA 10 / CMG MAR 24
 A: Plot 4 main access amended and LPA Comments, red line amended.

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 Wilmsley,
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 Cheshire,
 SK10 2JF
 01625 351 314
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Client:
 ARA EUROPE
 NORTHLAND

Project:
 GLOUCESTER BUSINESS PARK

Drawing Title:
 SITE DIMENSIONS

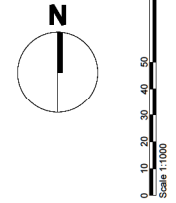
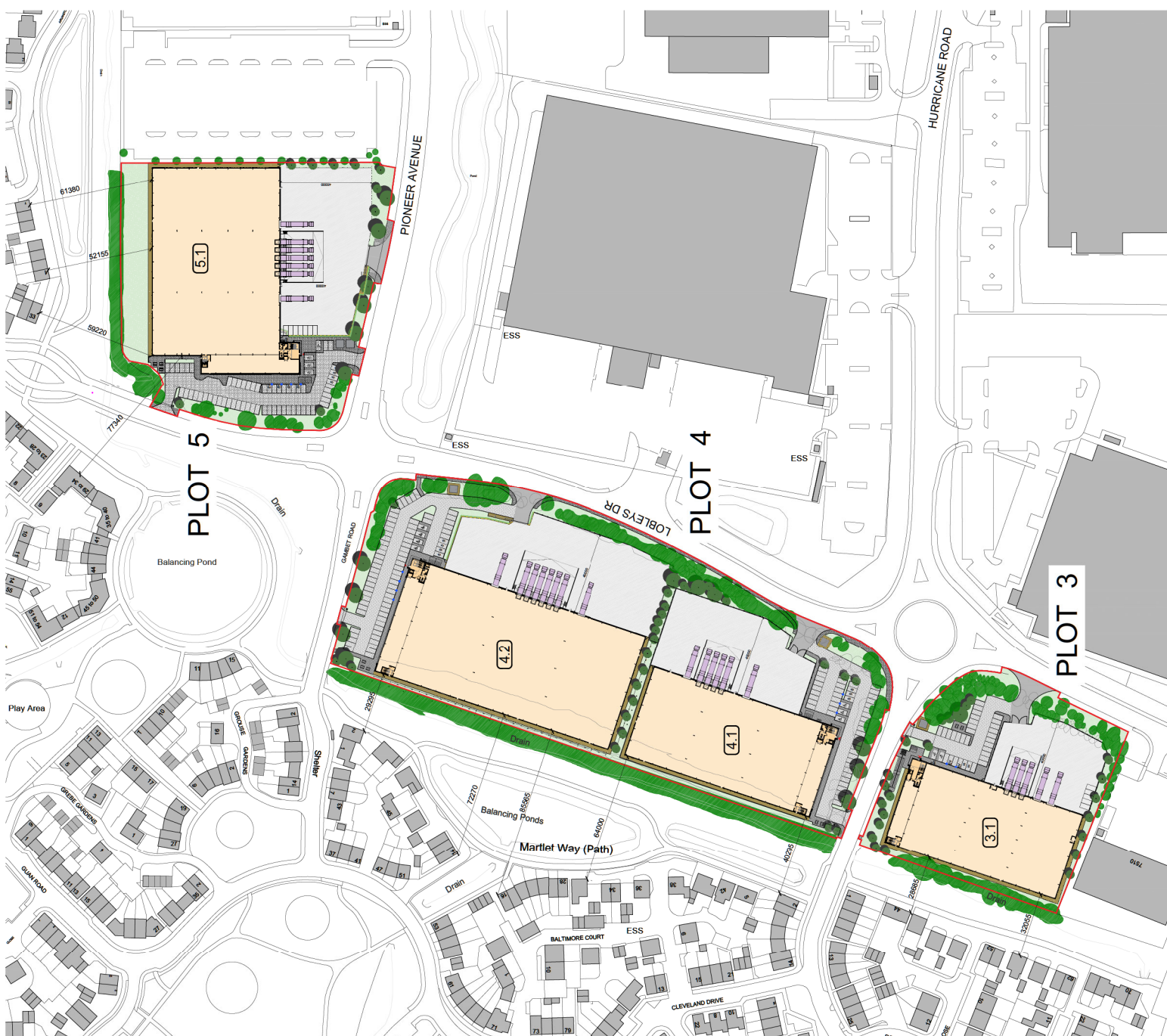
Architecture
 Planning
 Master Planning
 Urban Design
 Landscape

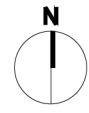
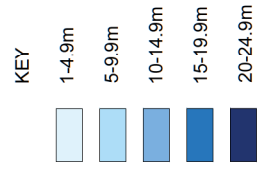
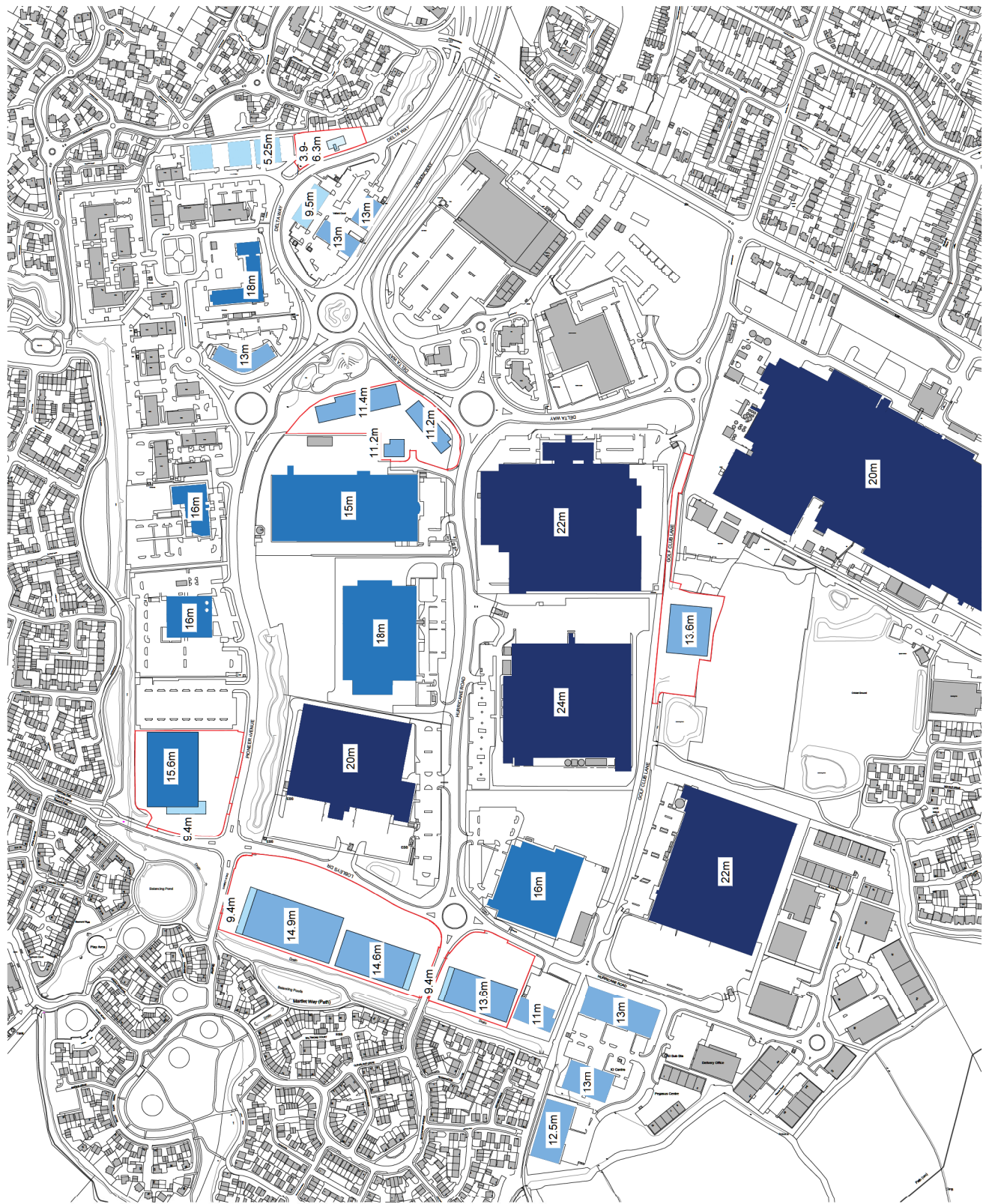
Scale @ A1: 1:1000
Checked by: ME
Date: APR 23

Job No: 11537
Issue: PL 201
Rev: A

Offices
 Working London
 Main Offices
 Chester
 Manchester
 York

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Scale @ A3: 1:5000	Checked by: ME	Date: MAY 23
Job No: 11537	Stage: PL	Drawing No.: 203
Construction Approval <input type="checkbox"/>	Preliminary Tender <input type="checkbox"/>	Information <input type="checkbox"/>
		Rev: A

Client: ARA EUROPE, NORTHLAND
 Project: GLOUCESTER BUSINESS PARK
 Drawing Title: EXISTING AND PROPOSED BUILDING HEIGHTS

Revisions:
 A. Heights reduced for Units 3.1, 4.1 and 4.2

Drawn/Chk: CMG
 Date: MAR 24

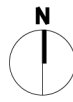
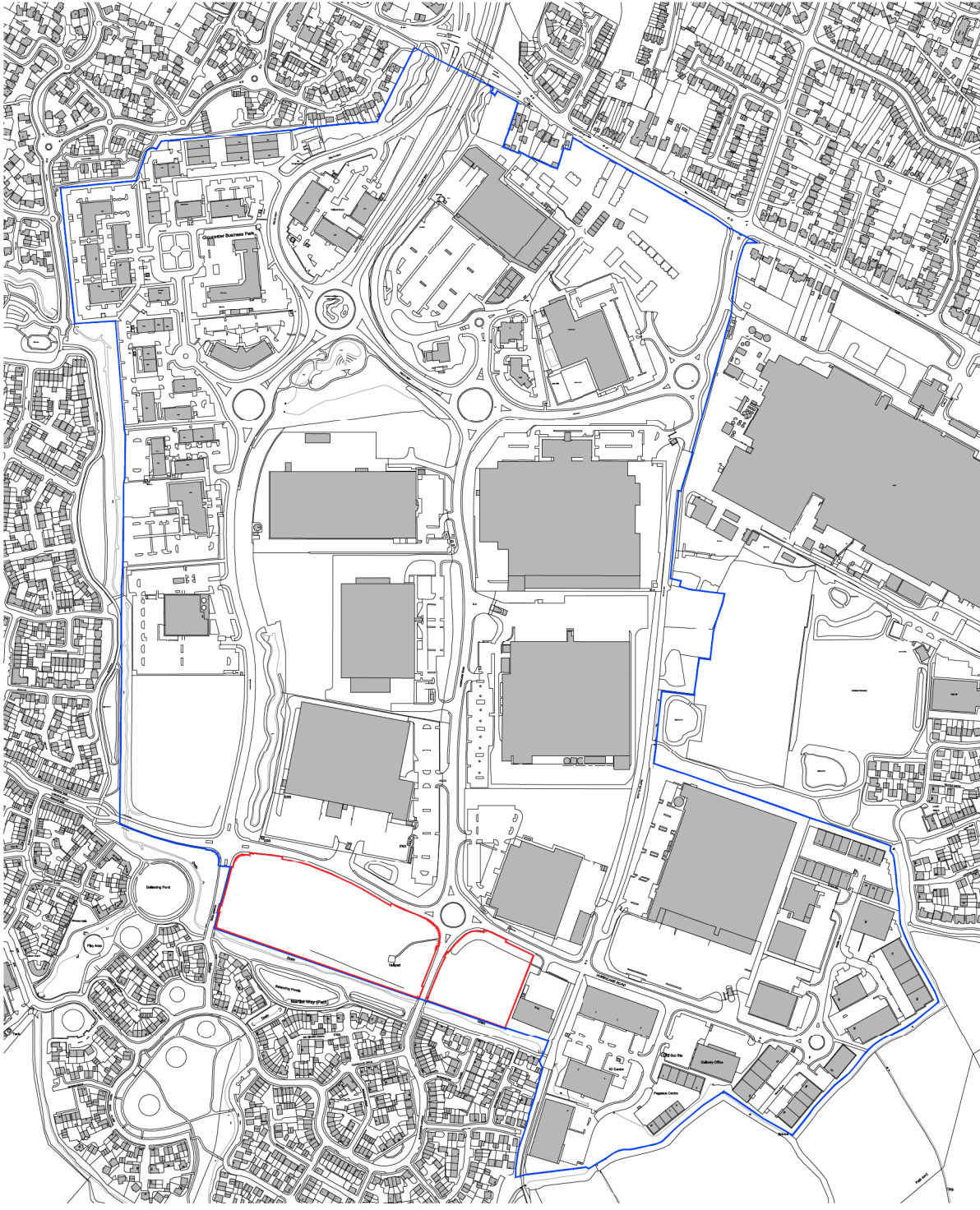
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 01908 305 246
 info@prc-group.com
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Revisions:
 A. Red line amended to new secondary vehicle access location update

Drawn/Chd: ASC Date: NOV 23

Client: ARA EUROPE, NORTHLAND
 Project: GLOUCESTER BUSINESS PARK
 Drawing Title: PLOT 3 & 4 SITE LOCATION PLAN

Scale @ A3: 1:500
 Job No: 11537
 Checked by: ME
 Stage: PL
 Date: JAN 23
 Drawing No: 003
 Rev: A

Construction Approval Preliminary Tender Information



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Final elevations are to be used. All dimensions to be finished levels. Dimensions to be given to the face of the work unless otherwise stated. All dimensions to be given in metres and rounded up to the nearest 50mm.

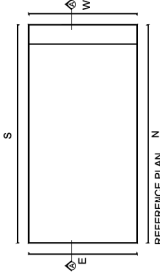
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RY11110001

Drawn/CHK: D.H.Y.

MATERIALS KEY

- 1 HORIZONTAL PROFILED CLADDING (SLATE GREY)
- 2 HORIZONTAL PROFILE CLADDING (SILVER GREY)
- 3 HORIZONTAL PROFILE CLADDING (ANTHRACITE GREY)
- 4 ALUMINIUM FRAMED WINDOWS (ANTHRACITE GREY)
- 5 ALUMINIUM FRAMED ENTRANCE DOORS AND GLAZING (ANTHRACITE GREY)
- 6 MAIN ENTRANCE FEATURE (MOORLAND GREEN)
- 7 STEEL PERSONNEL DOORS (ANTHRACITE GREY)
- 8 CONCRETE WALLS (ANTHRACITE GREY)
- 9 STEEL BOLARD (YELLOW)
- 10 DOCK LEVELLER (ANTHRACITE GREY)
- 11 COMPOSITE CLADDING (SLATE GREY)
- 12 PROFILED ROOF CLADDING (GOSWENING GREY)
- 13 GLAZED ENTRANCE CANOPY
- 14 OBRUSSED GLASS PANEL
- 15 BACKLIT UNIT NUMERAL (SILVER)
- 16 HORIZONTAL PROFILED CLADDING (MOORLAND GREEN)



Client:
ABA EUROPE
NORTHLAND

Project:
GLOUCESTER BUSINESS PARK

Drawing Title:
UNIT 3 &
PROPOSED ELEVATIONS
AND SECTION

Architect:
Planning
Planning
Master Planning
Interior Design
Landscape

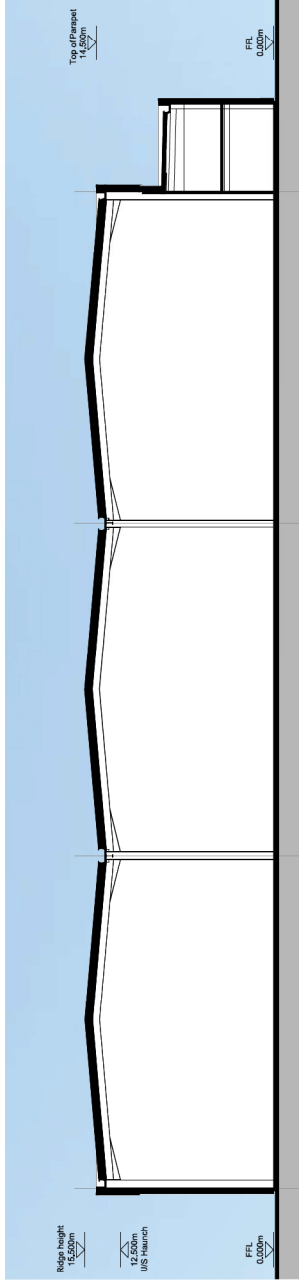
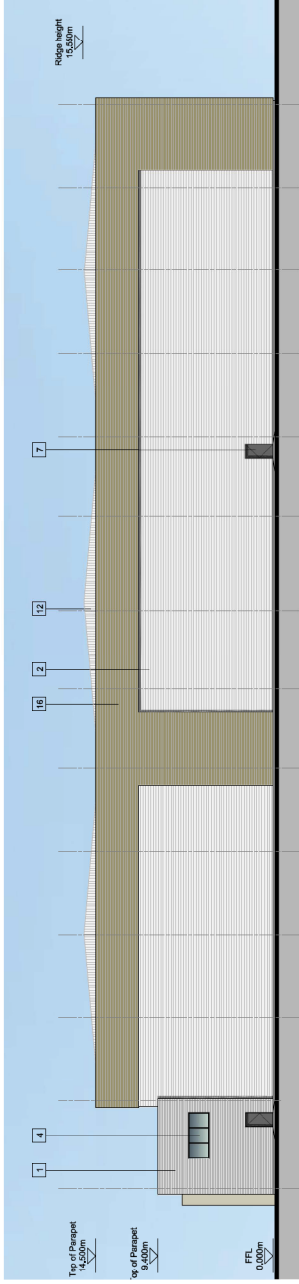
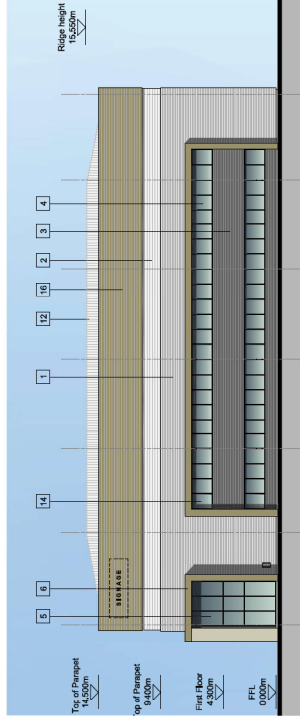
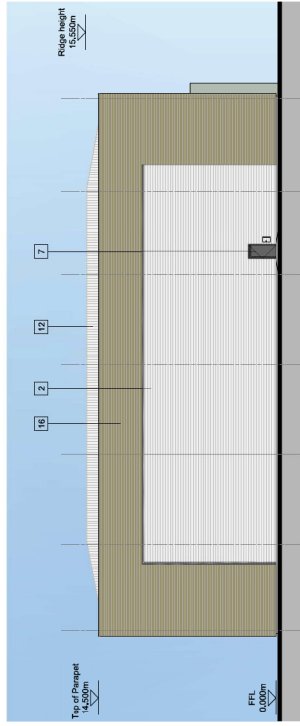
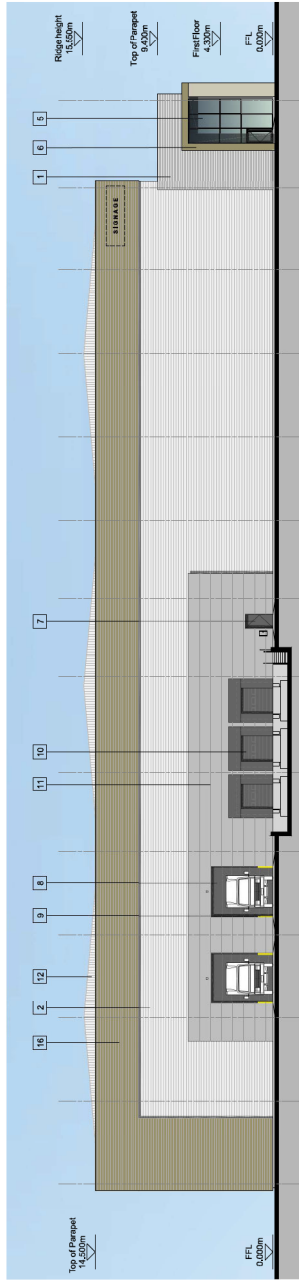
Scale: 1:300
Classified by: ME
Date: JAN 23

J/N: 1657
Drawn: PL
Checked: 033

Rev Status:
Construction Preliminary
Permitted Approval
Final

Office:
Newcastle
London
Millom/Keates
Warriner

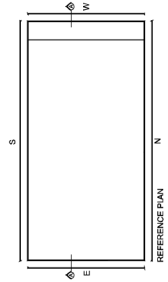
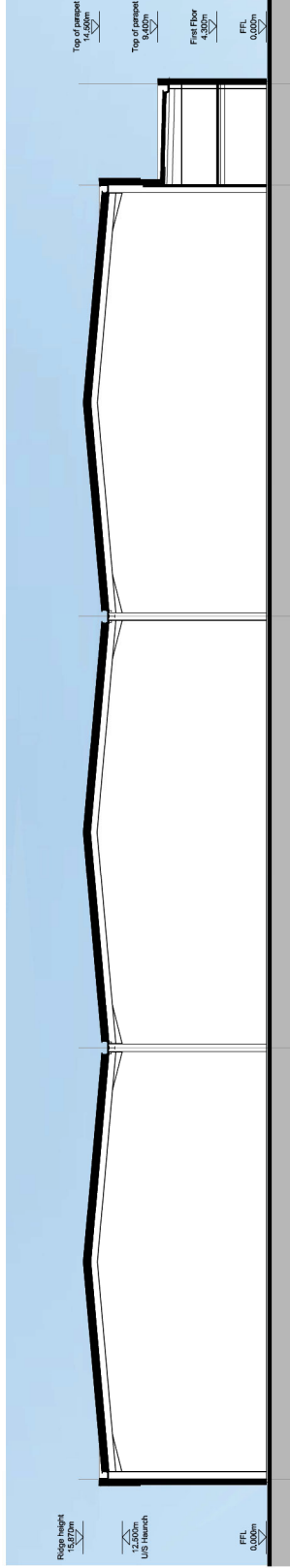
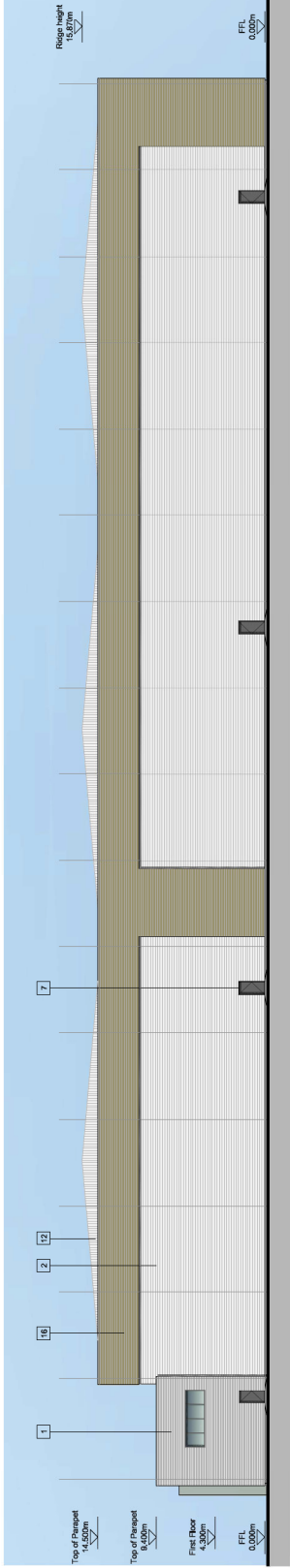
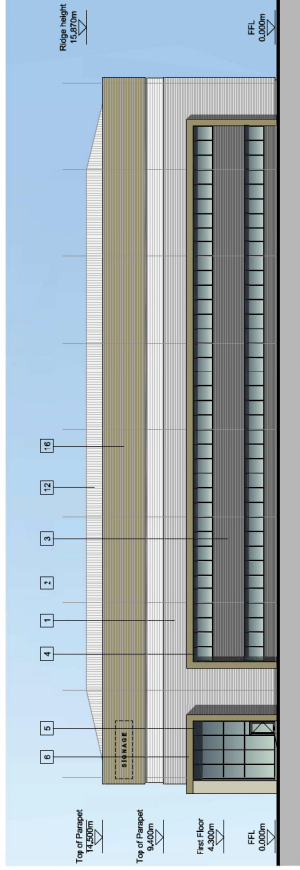
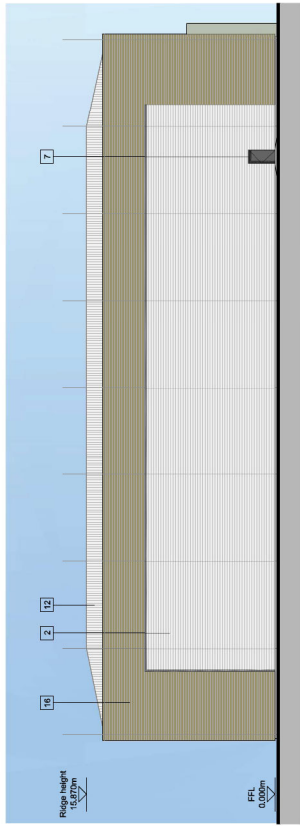
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Drawn/CHK: D.H.A.

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 - 14 OBSCURED GLASS PANEL
 - 15 BACK-LIT UNIT NUMERAL (SILVER)
 - 16 HORIZONTAL PROFILED CLADDING (MOORLAND GREEN)



PRC

Client: ABA EUROPE NORTHLAND

Project: GLOUCESTER BUSINESS PARK

12 Waters Road, Milton Keynes, MK11 3JL, UK
0114 331 144
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Drawn by: T.H.A.
Unit: 4.2

Architecture Planning Master Planning Landscape

Scale: 1:300
Date: JAN 23
Sheet No: PL 046

Best Status: Not Started
Construction: Preliminary Approval Tender Winner

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