



MEMORANDUM

To Jeff Eaton

Date 25/01/23

Dept. Planning

Ref. 23/00018/FUL

From Nick Martin

Title of Document: D&D Comments for 23/00018/FUL – The Woodyard, Weaver View, Runcorn

Proposed filling station with ancillary convenience store (325 sq m GIA), forecourt with 4, 2 sided, pump islands, canopy, electric vehicle charging points and associated car parking, a drive thru fast food restaurant (349 sq m GIA)(Use Class E(b)/sui generis hot food takeaway use) with associated car parking, new site access road, new electricity substation, firewall to valve compound and associated works at The Woodyard Weaver View Clifton Runcorn WA7 4XU.

I will cover overall landscape/layout design, including proposed planting and if applicable any sustainable drainage proposals (in landscape design terms, excluding detail drainage design). Please seek alternative input of existing trees/woodland areas and ecology / habitat implications.

Documents reviewed:

Existing Site Plan 2440 P400 Rev C

Proposed Site Plan 2440 P401 Rev D

Landscape Proposal Plan 18867-VL-L01 Rev B

Design & Access Statement 02.11.2022

Comments:

I have no issues with the landscape proposals for this application. However I would suggest that some cross sections and details are supplied to show how the level change between the ordering kiosks vehicle approach and expressway embankment is handled.

If you have any queries please do not hesitate to contact me.

Nick Martin

Design, Cemeteries & Crematorium Manager