



HOLMBUSH ROAD, ST AUSTELL

OVERVIEW

CLIENT

Castle Court Land Investment

SECTORS

Commercial
Warehousing and Distribution

LOCATION

St Austell, Cornwall

PLANNING AUTHORITY

Cornwall Council

HIGHWAY AUTHORITY

Cornwall Council

PROJECT TEAM

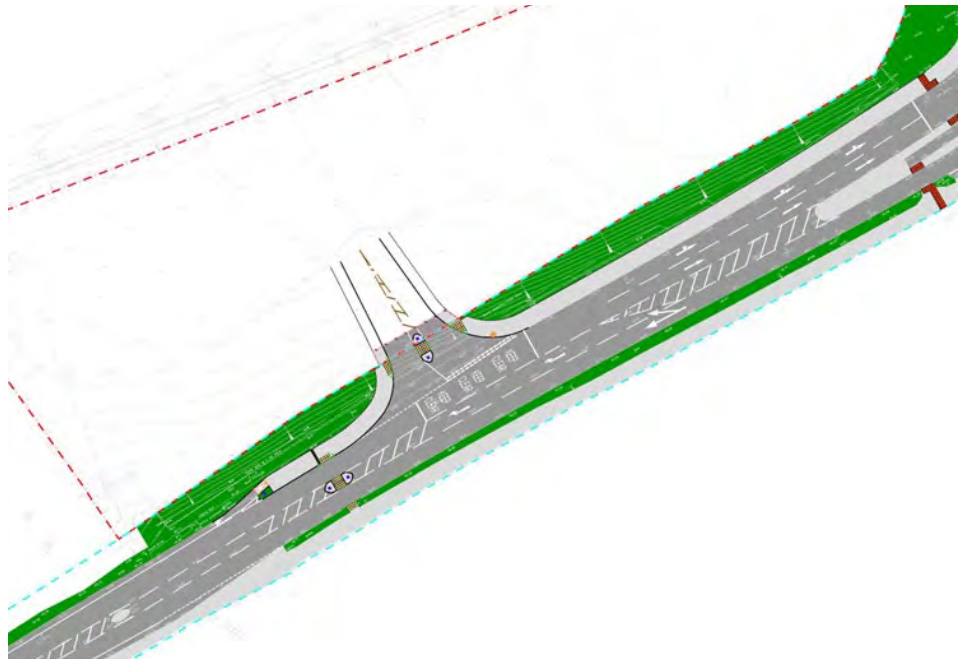
Laurence Associates

PROJECT MANAGER

Stephen Kemp

PROJECT DIRECTOR

Daniel Ekstrand



PROJECT

We were instructed by Castle Court Land Investment in relation to the proposed development of two B2 / B8 units with associated access and parking, located along Holmbush Road in St Austell.

APPROACH

To ascertain the most acceptable approach to the scope and methodology in support of the application, we sought pre-application advice from the Highway Authority. Subsequently we undertook capacity analysis for the signal controlled junctions on Holmbush Road allowing for the committed developments nearby.

We worked together with the client and wider project team to determine an appropriate access arrangement accounting for existing constraints and the proposed layout. The key constraints we identified included the level difference between the site and the existing public highway, and the adjacent signal controlled junction. Both a signal controlled and a priority solution was considered, at the request of the highway authority, and our final site access junction arrangements responded positively to the consultation response. We concluded that a safe and suitable site access junction arrangement could be achieved and were invited to speak in support of the proposals at committee.

OUTCOME

An outline planning application was submitted supported by our Transport Assessment and Framework Travel Plan. The proposal was subsequently granted planning permission by Cornwall Council.

RELATED PROJECTS

Land at Elwick Place, Ashford

