
From: Patrick Johnston [mailto:patrickjohnstona@aol.com]
Sent: 25 April 2013 14:44
To: Snell, Katherine
Subject: Re: RM015- Taurus recycling planning application

Dear Ms Snell

Thank you for the copy of the objection. We would comment as follows:

1. The Stubbs Industrial Estate is allocated for bad neighbour uses which includes processing and stockpiling of materials. The applications only relate to increasing permitted height of material stockpiles from 3m to 5m.

2. The Blackwater Valley path is understood to be some 23 miles in length and passes through a range of urban and rural environments including industrial developments. The variety of landscapes on this route is a feature of the Blackwater Valley path.

3. The Blackwater Valley footpath passes nearby to Units 3 & 4 at Stubbs Industrial Estate. We estimate that at the nearest point, the site is about 20m away from the path and for the most part of Unit 4 it is about 50m away. Our client has taken photographs along the relevant section of the path and herewith attach a few photographs for your information. As will be noted the site even without the trees in leaf does not have any significant visual impact on any member of the public on the footpath for the 5 minutes it takes to walk past the site. We presume most walkers on this section will in fact be during the Summer period when screening with existing vegetation and trees will be more pronounced.

4. It will be noted that the main landscape feature is the height of the buildings on Units 3 & 4 and as stated in the objection the height of stockpiles have on occasions been close to the height of the buildings and if the application is approved then compliance with the proposed stockpile heights at 5m will be enforceable and will result in a reduction in the height from the levels observed by the objector. It should be noted that stockpile heights and locations within the site will vary almost on a daily basis.

I hope that the above comments address the points raised by the objector.

Kind Regards Patrick Johnston







