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General Notes for Re-Development

1.0 The Existing Site

1.1.0 The existing site is occupied by three companies;

- (a) Keltruck Ltd
- (b) Quinto Cranes Ltd
- (c) Westermans International Ltd

2.0.0 The Proposals

2.1.0 The proposal for which a Planning Consent is sought may be described as follows;

1.1.1 The premises occupied by Quinto Cranes Limited will be demolished. Quinto Cranes are relocating elsewhere.

1.1.2 The premises occupied by Keltruck Limited will be demolished. However, Keltruck will remain on site but require increased workshop and office accommodation to enable them to keep pace with the increased demand they experience making them a successful local employer

1.1.3 A new Workshop and Office facility will be constructed to accommodate Westermans International Ltd. Please refer to Drawing Number ATC 1004.07 and ATC 1004.08 for the floor plan layouts proposed. The proposed ground floor plan has been transferred to the Proposed Block Plan.

1.1.4 The existing workshop occupied by Westermans International Ltd will be retained, refurbished and reconfigured in order to create a new premise for Keltruck Ltd. Please refer to Drawing Number ATC 1004.04 and ATC 1004.05. The ground floor plan has been transferred to the Block Plan

8.1.5 The proposals also incorporate a remodeling of the site access in order to improve road safety. Please refer to the Design and Access Statement, and to the following paragraph, Item 3.0.0

8.0.0 Road Safety Issues

0.0.1 Vehicles entering the site have to slow down to an extremely slow speed in order to achieve the hard-left hand turn. At certain times of the day this creates a build-up of traffic behind the vehicle. Whilst a speed restriction of 40 mph has been put on Markfield Road, vehicles tend to travel at that maximum not giving the vehicle in front the safe opportunity to slow down adequately

8.0.2 Vehicles leaving the site have to turn at such a sharp angle that two lanes are taken up by HGV's leaving. This has obvious consequences.

A.0.3 Further details are given in the Design and Access Statement

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Applicant:

Kelproperties Ltd

Location:
Midland Distribution Centre,
Markfield Road
Groby
Leicestershire
LE6 0TS

Proposal:

proposed Extension to create covered storage area with overhead crane, for loading and unloading of goods

Drawing Title:

Westermans International Ltd
Existing Ground Floor Plan

Drawn by:

GW

A.T.C. Design and Build Ltd.,
Design and Build Consultants

The Design Studios,
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Scales:

TC 1120

ATC 1120.54

Planning Application: