

Addendum 4

LA01/2019/0182/F

1.0 Update

- 1.1 On 22nd January 2021 a further letter of representation was submitted. Within this letter concerns were raised in regard to the dangers at the site access and lack of visibility. Photographs have been provided in support of this showing a car exiting the site onto Kerr Street. It was also highlighted that heavy plant and machinery would have to reverse out from this access during construction. It was stated that turning space is not achievable for such vehicles and all building materials would have to be ferried up through the access and car park creating a dangerous environment. The letter clarifies that cars have been forced to reverse out of the entrance when the car park is overcrowded.

2.0 Assessment

- 2.1 A consideration of the access arrangements has been provided in paragraphs 8.28 to 8.31 of the Planning Committee report and paragraphs 2.9 to 2.11 of Addendum. It is considered that the proposed development if permitted will prejudice the safety and convenience of road users since the width of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15 and is therefore contrary to Policy AMP 2 of PPS 3.

3 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the proposed development in accordance with paragraph 1.1 of the Planning Committee report.