

Planning Reference P/2023/0745.

7-8-9 Queensway.

Applicant's Response to Highways Consultation dated 05-04-2024.

Consultation Period.

The Highways Authority was consulted by the LPA on 07-11-0-2023 and responded on 05-04-2024 nearly 5 months later.

Areas Clarification.

Drawing reference 2309-SLP (rev AR4) has been amended and notes the following;

Area of proposed Class A Use totals 600m².

Area of proposed Class B8 Use totals 1884m².

Cycle Parking Provision.

Drawing reference 2309-01 (rev AR4) has been amended and notes the following;

3 No. long stay cycle spaces have been indicated.

5 No. short stay cycle spaces have been indicated.

Separate details have been provided showing details of the cycle rack proposed.

Road Lining Provision.

Drawing reference 2309-01 (rev AR4) has been amended and indicates the following;

Road lining signage indicating one way traffic flow and exit.

Additional signage has also been indicated.

Southerly Access.

The existing gates are to be secured in place.

No work is proposed to the public highway.

Delivery Management Plan.

All deliveries will be pre-booked and as such deliveries will be planned so as to ensure HGV deliveries will be staggered throughout the day and will not lead to parking or standing of vehicles on the highway.

Construction Management Plan.

The proposals do not include any major construction activities with the majority of any work comprising internal fit out.

The existing building is mostly open plan and there are no proposals to alter the external appearance so little demolition works will be necessary.

The site has sufficient space to accommodate any activities that may be required within the confines of the site.