

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3019/P	Anthony Sykes	21/08/2024 17:41:16	OBJNOT	<p>I am a resident of Gasholders and am writing to object to the application for a Pavilion in Coal Drops Yard.</p> <p>My objection is in 6 parts.</p> <p>1. The application is for flexible use which, if granted, will permit a wide range of activities to be conducted from the Pavilion, which can be changed in future without further planning consent from, for example, retail to restaurants and cafes. The application describes an intention to provide an "all-day offer, including in the early morning period, from 8am."</p> <p>The application is not clear on the precise mix of tenants but does envisage some restaurants/cafes as well as retail outlets. There are already several restaurants and cafes in Coal Drops Yard and the immediate vicinity (indeed the council recently granted a licence to Mare Street Market, a very large mixed-use operation). These outlets, particularly those on the West side of CDY, already emit strong cooking smells into the passageway between the external walls of CDY and Gasholders. The addition of more restaurants/cafes in this vicinity is likely to result in a cumulatively harmful impact in an area which is close to where people live, including noise nuisance and cooking fumes.</p> <p>2. The service and delivery plans are superficial. So far as I can see, there is no data provided on the volume and size of vehicles required to service the existing and proposed outlets.</p> <p>The application asserts that "Deliveries and servicing will be carried out in line with the existing arrangements for the rest of the Yard (between 6am-10am) and this is considered to be in accordance with Policy A4 which seeks to protect the amenity of residents in relation to noise, as the proposals will not significantly alter this baseline level of servicing."</p> <p>This implies that deliveries and servicing are currently realised during this time frame. That is not the case. The restrictions on Stable Street's opening hours mean that deliveries and services are already delivered via Wollstonecraft Street and from there across the front of Gasholders at all times of day and night causing significant disruption and noise nuisance to residents.</p> <p>The extra retail/food outlets proposed in this application would increase the volume of traffic using this route to the detriment of residents. The application should be rejected pending a much more comprehensive analysis of the delivery and service plan which addresses this issue. As part of this analysis, the applicant should be required to provide full details of existing actual delivery and service schedules together with an estimate of the additional delivery and service requirements which will be generated by the extra units.</p> <p>3. The applicant has not submitted a Noise Assessment. The applicant dismisses the possibility that the proposed development might have a harmful impact on the basis that "any sensitive receptors are at a significant distance from the proposals, such that there would be no impact, particularly given that any changes to baseline noise conditions of the Yard will be negligible as a result of the proposals". It is not possible to make this assertion given that the application is for flexible use and the cursory nature of the delivery and servicing assessment. It is also not accurate to state that "any receptors are at a significant distance", given the proximity of the Gasholders. As a result, the risks of cumulatively harmful impact on nearby residents have not been given due consideration and the application should be rejected until a Noise Assessment has been submitted which takes into account all the possible uses to which this space might be</p>

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put under the terms of the application submitted. Alternatively, the applicant should be required to apply for more limited uses where the potential for a cumulatively harmful impact can be assessed more readily.

4. Part 1 of the Design & Access Statement indicates new audio speakers along the external walls of the Eastern side of CDY, facing Granary Square. It is unclear why new audio speakers are required or how they relate to this application, although it is commonplace for retailers to deploy piped music to increase footfall and spending. However, if music was played through these speakers continuously through the day, it would result in a cumulatively harmful noise impact on residents and would be detrimental to the ambience of the area more generally. This feature of the proposed application should be rejected in all circumstances.

5. The council recently granted a licence to Mare Street Market, a very large multi-purpose operation located within a few meters of the entrance to Gasholders. The addition of more cafes and restaurants in CDY will have a cumulatively adverse impact on residents of Gasholders in terms of noise, cooking fumes and disturbance due to the additional delivery and servicing requirements which do not appear to have been given any serious consideration in the application.

6. The application asserts that: "The introduction of the Pavilion within the Yard is considered to significantly improve pedestrian routes and navigability through the Yard, creating an improved public realm and user experience." The Yard is easily navigable currently. The introduction of the Pavilion introduces complexity and detracts from a widely used and highly valued open space.

Anthony Sykes
