

Dawson (development), Barry

From: Savage Bobby <BobbySavage@tfl.gov.uk>
Sent: 05 April 2018 13:27
To: Planning
Subject: 2017/4076/P; Great Anne Street, 19-21; 17/4173- Tfl Comments

TfL Borough Planning Reference: 17/4173

Borough Reference: 2017/4076/P

Location: 19-21 Great Queen Street, London, WC2B 5BF

Proposal: Changes of use of the ground and basement floor levels from Use Class A1 (shops) to Use Class A3 (food and drink), association of installation of plant (extract/ventilation) and retention in existing shopfront

Many Thanks for consulting TfL, with regard to the above planning application, TfL has the following comments:

- The site is located next to Kingsway which forms part of the SRN, TfL have a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact on the SRN.
- If the appeal is allowed TfL recommends that the DSP submitted is in accordance with the TfL guidance (<https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight>). At the very least the local authority should be confident servicing will not cause any disruption to local highways (e.g blocking, reversing on/off, dangerous manoeuvres) and the safety and amenity of vulnerable road users (cyclists, pedestrians, mobility-impaired people) will not decline due to servicing of the development
- To be in accordance with the London Plan Cycling Standards, 3 on site and 13 off site cycling parking spaces should be provided for the site. We accept that there is off site cycling spaces within 5 minutes, and we would like to see data on the usage of these cycle spaces to determine whether they serve your site.

Subject to the above conditions being met, the proposal as it stands would not result in an unacceptable impact to the Strategic Road Network (SRN).

Bobby Savage
Transport Planner Apprentice

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