

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/1653/P	Sharon Reardon	03/07/2019 20:36:23	OBJNOT	<p>Whilst I am supportive, in general, of regeneration of Drummond Street, this application gives rise to a number of concerns.</p> <p>In relation to the development proposal itself:</p> <ol style="list-style-type: none">1. The applicant is seeking to use the height of buildings on the outer reaches of Tolmers Square as the reference point and justification for the height of the building. This is incorrect. The height needs to be in keeping with the height of other buildings in Drummond Street and confined to no more than four floors above ground level2. The building straddles the only gateway that provides vehicular access to Tolmers Square. Removal of the long standing footpath access to the square by expansion of the ground floor footprint at 155 poses a serious safety risk to pedestrians travelling through this route. Footpath access for pedestrians has historically been through the rightmost/western archway at 155 Drummond Street. This section of the footpath has been blocked by hoarding in recent months and will be permanently blocked under the proposal. The Council should consider whether this constitutes development on top of a pedestrian "right of way".3. If a lift is installed alongside the common wall with 141-153 Drummond Street, suitable sound insulation must be installed to mitigate against any noise nuisance from the lift motors/mechanism.4. Any increase in occupancy in the building should be subject to a unilateral undertaking in relation to car free development and contribution to new school places.5. An assessment needs to be undertaken as to whether the existing Tolmers Square refuse/recycling facility has the capacity to accommodate any increase in occupancy at this site. <p>In relation to the construction period:</p> <ol style="list-style-type: none">1. Appropriate conditions should be put in place to protect against any adverse structural impact on the immediate neighbouring buildings: 141-153 and 159 Drummond Street.2. The Council should place restrictions on the hours of construction, so as to minimise the impact upon neighbours in an area that is already experiencing a significant amount of redevelopment.3. Appropriate arrangements need to be put in place for continued vehicular access to Tolmers Square during the construction period, including refuse/recycling collection vehicles and emergency services vehicles.
