

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3392/P	Linus Rees	16/09/2021 21:33:00	OBJ	<p>Our association objects to this application in its current form and would only find it acceptable with conditions added to any planning consent.</p> <p>The proposals include amenity space for office tenants of the building. Several open air terraces are proposed on upper levels.</p> <p>The application documents describe "new terraces at first, second and fourth floors", "amenity space on the tower roof", and "[T]he new terraces would provide much needed amenity for the office tenants."</p> <p>The area surrounding the application site is of mixed-use and includes a significant residential population in Percy Street, Windmill Street, and Whitfield Street.</p> <p>We note the landscaping statement describes greening to screen and reduce noise to neighbours and we welcome this. However, we do not think that the greenery will be sufficient to protect the amenity of residents from noise over spill due to use of the terraces and amenity space.</p> <p>Nearby residents would likely be disturbed from any noise from the terraces on the upper floors due to the acoustics of the building and sound reflecting off the hard surfaces.</p> <p>To protect the amenity of these residents we suggest a condition that prohibits the open terraces and amenity space being used on weekends and public holidays and not before 10am or after 6pm from Monday to Friday.</p> <p>We hope you will take our comments into consideration when making a decision on this application.</p> <p>A condition should also be attached to any consent stating that notices are prominently displayed to inform occupants of the office on the restriction of the outdoor terraces and amenity space.</p>
