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PLANNING STATEMENT

This statement is prepared in relation to Condition 27 of application 121828/FO/2018, in support of the discharge of part a) of stated condition.

Part 1 – Amendments to the Traffic Regulation Order.

The existing restrictions on Palatine Rd prohibit all parking to the side of the road adjacent to the application site except for Sundays and evenings as well as prohibiting loading during peak hours (5-6pm). The existing restrictions also prohibit all parking and loading to the far side of the road and both sides are marked with the associated yellow hatching and signage.

These restrictions exist between Mill Lane to the North and Church Road to the South. Along this length of road there are approximately 36 separate commercial units, not including the 2 units which previously made up the ground floor of the proposal.

The final commercial use of the development has not been agreed (other than to exclude the possibility of the premises being used as a restaurant) but the proposed ground floor will either consist of a single commercial unit or a single large commercial unit with and adjoining smaller unit, which matches the existing use.

We do not believe that the change between the existing and proposed uses of the ground floor commercial units is significant enough to require a change to the existing Traffic Regulation Order.

Part 2 – Alterations to the Highway.

Due to the original swept path analysis provided as part of the original application the Highways Services determined it would be necessary to make changes to the highway access and therefore a S278 agreement would be required.

The original swept path analysis was based on a larger design and was restricted due to a number of vertical columns. The scheme has been reduced since the original application with many of the vertical columns being removed from the design.

Please refer to drawing **SK-706** for the updated vehicle tracking information.

The proposed access utilises the existing area of dropped kerb and does not interfere with the existing tactile paving or bollards. Therefore, a S278 agreement is no longer required to discharge this condition.
