

# **Addendum 2**

## **LA01/2019/0182/F**

### **1.0 Update**

1.1 On 16<sup>th</sup> November 2020 a further letter of representation was received from the occupiers of the 31 apartments at the Royal Court Apartment Complex. The concerns raised are as follows:

- Concern regarding proximity to Royal Court apartments and potential for overlooking.
- 6 apartments and a commercial property on the ground floor of the Royal Court block directly overlook the proposed development. It is also stated that the other 25 apartments will be able to overlook the site. It was stated that the recent plans provided do not address the issues.
- Concern regarding the access from Kerr Street which may delay access to emergency services in an emergency. It was stated that some time ago the Fire Service had to deal with a fire adjacent to the proposed site from Mark Street.
- Concern regarding the developers long term plan for the site and potential to include commercial uses at the site.

### **2.0 Assessment**

2.1 The potential impact on the apartment complex at Royal Court Apartments has been considered in paragraph 8.19 and 8.20 and paragraphs 2.2, 2.7 and 2.8 of Addendum to Planning Committee Report.

2.2 Concerns regarding access from Kerr Street has been considered in paragraphs 8.28 to 8.31 of the Planning Committee Report and paragraph 1.1 and 3.1 of Addendum to Planning Committee report.

2.3 This proposal is an application to develop the site to provide a residential dwelling on the site. No commercial use has been proposed under this application.

### **3 Recommendation**

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the proposed development in accordance with paragraph 1.1 of the Planning Committee report.