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Date: 10/04/18

Application 18/00588/FUL

Town and Country Planning Act 1990- Planning application: requirement for transport assessments

Location: 4 Rectory Park, South Croydon, CR2 9JL

Proposal: Demolition of existing building and erection of one three storey building with 2x1 bedroom and 3x2 bedroom and 2x3 bedroom flats; provision of associated access, 6 parking spaces, cycle storage and refuse store

Observations

In order to facilitate the assessment process for the above planning application, Strategic Transport's comments are as follows:-

The above application proposal seeks to erect a 2x1 bed room and 3x2 bedroom flats and 2x3 bedroom flat and parking accommodating 6 vehicles. Given that the site has an existing accesses and located in an area with the PTAL level of 1b which is very poor, the provision for the off-street car parking is acceptable. Despite the low PTAL level it is under 2 minutes walk from the nearest bus stop with other bus 20m north of the site.

It is worth noting the Census of Car ownership level points out that car ownership levels is flatter residential than houses. The Design Access Statement confirmed the availability on-street parking bays for potential additional parking demand associated with the development and there is no evidence supporting roads within the immediate vicinity of the Application site suffers from parking stress.

The proposed provision to provide 14 cycle storage spaces is welcomed by Strategic Transport.

Also the applicant would have to demonstrate how the operation of the access route would be improved in order to accommodate the increased access and egress vehicular movements associated with the new residential dwellings. The detailed access design and location, together with and Lamp column relocation would require the agreement of the Council as the Highway Authority.

Recommendation

Strategic Transport has no objection in principle to the above application provided the above issues are addressed.

Should the LPA be minded to approve this application it should be conditioned to address the following issues:-

- Provision of scaled drawings detailing the Cycle storage facilities submitted to LPA for approval.
- Details of Refuse storage, collection and recycling arrangements for the residential development for assessment and approval by the LPA.
- To- scale and dimensioned parking layout and access drawings provided to the LPA for approval. The drawings should demonstrate the capability of the car park to accommodate parking manoeuvres of all vehicles that may use it.
- The site access should comply with Highway design and visibility splay standards for all vehicles, which must access and exit the site in forward gear.
- A Demolition / Construction Logistic Plan (including a Construction Traffic Management Plan compliant with Chapter 8 of the Road Signs Manual for temporary Works)- sent to LPA before commencement of work.

Informative

The Applicant should be aware that works concerning the provision of the crossover, the reinstatement of an existing access with ancillary works would be at cost to the Developer.