No indication is given of the gradient to the basement car park; this must be a maximum of 1:12, preferably 1:20 to cater for the needs of those with a disability in the event of the lift not working. The applicants are advised to submit a swept path analysis, demonstrating that the ramped access to the basement can accommodate two way vehicle flow.

Depending upon the size of the units the development has the potential to generate between 40 and 80 vehicular trips per day. Given the number of trips generated by the proposal the Highway Authority recommends improvements to the junction.

Melvin Andrews