

UPDATE SHEET 18/12/2024

Agenda item	4a
Subject	Island Quarter Development Site, City Link (phase 2B)
Update Text	<p>i) The issue of cycle parking has been subject of ongoing negotiations, as set out within the main report. Whilst the current proposals meet the target requirements for residents cycle parking, as set out within the LAPP, they do not currently meet the requirements for visitor parking. An additional 78 spaces are required to meet the minimum target for visitor spaces. However, the applicant has maintained the view that this is excessive and has highlighted that the provision for Phase 2A, which is now occupied, is substantially underused. With that being said, further work has been done by the architects and landscape architects and they have advised that a further 32 spaces for visitor cycle parking can be accommodated externally within the and landscaped areas and public realm between phases 2A and 2B. The applicant has requested that the final cycle parking details be agreed by a suitably worded condition which is based upon further survey work to establish demand.</p> <p>ii) The Environment Agency are yet to respond to the consultation and as such the recommendation remains as proposed within the main report.</p>
	<p><i>i) Whilst the targets for cycle parking, as set out within the LAPP have not yet been met, the applicant has demonstrated that additional visitor cycle parking can be provided within the development. Taking account of the evidence of low demand for cycle parking and underused facilities within Phase 2A of the development, the applicant's request to approve final cycle parking arrangements by condition are considered to be reasonable. It is therefore recommended that the following condition be included on the decision notice:</i></p> <p><i>Notwithstanding the details on the approved plans, prior to the first occupation of the development hereby permitted, cycle parking shall be provided in accordance with a cycle parking strategy which shall have first been submitted to and approved in writing by the Local Planning Authority. The strategy shall provide an assessment of existing provision within</i></p>

	<p><i>the wider Island Quarter and its use, and provide details of proposed provision for the development hereby approved based upon these findings.</i></p> <p><i>Reason: To ensure adequate cycle parking in accordance with Policy 10 of the ACS and Policy TR1 of the LAPP.</i></p> <p><i>ii) The recommendation, which states that planning permission will be granted subject to no material objection being received from the Environment Agency, shall remain.</i></p>
Additional Background papers	