



## **Quattro House Public Consultation 2 – 8pm 30<sup>th</sup> March 2021**

A public engagement event was held on Tuesday 30<sup>th</sup> March 2021 between 2-8pm whereby members of the public could participate in individual or group Q&A sessions with the Project Team. The following provides a summary of the questions and main issues that were discussed.

### **Q: What is being proposed?**

The proposal is for approximately 90 units which are flats and apartments that will include a mix of 1,2 and possibly 3 bedroom units. The outdoor space would be a mix of private and public, with open communal amenity spaces and potentially private gardens/landscaped areas. Car parking would be provided within the site using the existing (albeit reduced) parking area.

The development would include retention of the main building and the demolition of the building to the south and new build residential block. The intention would be to remove the existing office façade and re-clad with a high quality residential façade. The development provides an opportunity to promote a sustainable, low carbon design approach through the re-use and re-purposing of an existing vacant building.

### **Q: Concern regarding traffic and safety what is the likely impact of the development in terms of traffic and access?**

We have considered the access into the site but given that the development will be promoting sustainable methods of travel (bus, cycling and walking – using the adjacent public and path networks) with an access to the east being proposed to maximise pedestrian and cycle accessibility. Cars are considered secondary and their use of the existing access is intended to be retained.

A Traffic Impact Assessment would be carried out for the preparation of a planning application which would include; traffic movements, understanding of the surrounding uses, what is currently on the site and what is being proposed. Following this assessment consideration of any mitigation requirements would be incorporated into the design of the development.

### **Q: Concern regarding the proposed residential development on existing businesses in particular noise impact**

A Noise Impact Assessment would be carried out for the preparation of a planning application to consider any potential noise from existing surrounding uses. The proposed development would consider this issue in detail with initial analysis identifying landscaped bunding, acoustic fencing and planted features that could provide visual and noise separation between uses.

By re-using the existing building, the development is located at the edge of the site, maximising the distance between uses and allows for the re-purposing of the existing courtyard space to create a high amenity, sheltered and south facing central courtyard for the residential use.

Consideration would also be given to the design and internal layout of the development to address any potential noise issues and any required mitigation as a result of the Noise Impact Assessment.

### **Q: Concern regarding the proposed residential development on existing businesses in regard to lighting**

Development is in early design stages therefore issues such as floodlighting from existing businesses in the area would be considered in the preparation of the design and layout of the converted building



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and new build development. For example the proposed windows and location of bedrooms within the flat design could be orientated to mitigate any potential lighting issues.

**Q: What is the timescale for the planning application?**

Consultation will end on 13<sup>th</sup> April 2021. We will consider the feedback from this consultation in preparation of the planning application. An application will be prepared over the next few months.