



**Democratic Support**

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#plymplanning

## **PLANNING COMMITTEE ADDENDUM REPORTS PACK**

Thursday 19 November 2015  
4.00 pm  
Council House, Plymouth (Next to the Civic Centre)

**Members:**

Councillor Stevens, Joint Chair in the Chair

Councillor Nicholson, Joint Chair

Councillors Mrs Bowyer, Mrs Bridgeman, Darcy, K Foster, Hendy (substitute for Councillor Sam Davey), Jarvis, Kelly, Ricketts, Jon Taylor, Tuohy and Wheeler.

Please find enclosed additional information for your consideration under agenda item numbers 6.3, 6.5, 6.7 and 6.8.

**Tracey Lee**  
Chief Executive

# PLANNING COMMITTEE

## AGENDA

### PART I

6.3. LAND AT PLYMBRIDGE ROAD - 14/02401/OUT **(Pages 1 - 2)**

Applicant: Linden Limited  
Ward: Plympton St Mary  
Recommendation: Refuse

6.5. LAND OFF MILLER WAY - 15/01626/FUL **(Pages 3 - 4)**

Applicant: Taylor Wimpey Homes  
Ward: Moor View  
Recommendation: Grant conditionally subject to S106  
Obligation - approval subject to the  
completion of a S106 agreement delegated to  
Assistant Director for Strategic Planning and  
Infrastructure to refuse if not signed by  
target date (9th December 2015) or other  
date agreed through an extension of time

6.7. DRAKE'S ISLAND 14/00001/FUL **(Pages 5 - 8)**

Applicant: Rotolok (Holdings) Ltd  
Ward: St Peter & The Waterfront  
Recommendation: Refuse

6.8. DRAKE'S ISLAND - 14/00002/LBC **(Pages 9 - 16)**

Applicant: Rotolok (Holdings) Ltd  
Ward: St Peter & The Waterfront  
Recommendation: Grant Conditionally

# ADDENDUM REPORT

Planning Committee



**Item Number: 03**

**Site: LAND AT PLYMBRIDGE ROAD, BORINGDON PLYMOUTH**

**Planning Application Number: I4/02401/OUT**

**Applicant: Linden Limited**

**Page:**

## **Further Transport Consultation Response**

Members are advised that the applicant submitted further technical information relating to the additional traffic generation (4<sup>th</sup> November). The Local Highway Authority have considered this new information and the Local Planning Authority's view remains unchanged, therefore reason 4 for refusal (Local Transport Considerations) still stands. The Transport Assessment submitted by the Applicant concludes that while additional traffic will be generated by the development particularly using Larkham Lane this will not result in a severe impact, is therefore in accordance with the NPPF, and can be reasonably mitigated through upgrading of traffic signal junctions along the corridor as secured through other recent developments in the area. Your officers are not however currently in a position to be able to support this conclusion. While some points have been partly addressed there remains questions about the validity of the base data used for the traffic modelling and hence the scale of impact of the development on key junctions along the Plymouth Road corridor particularly at Larkham Lane, and Cothill. There are also concerns about the scale of impact at the Glen Road/Ridgeway junctions.

## **Garden Trust Consultation Response**

Members should also be aware that further correspondence has been received from the Garden Trust following a late consultation and a copy is available to see on the planning website. The Gardens Trust, formerly The Garden History Society, is the Statutory Consultee on development affecting all sites on the Historic England *Register of Parks and Gardens of Special Historic Interest*. Their response does not raise any additional issues in detailing their concerns about the adverse visual impact of the proposed residential development on the heritage assets of the highest significance, (namely Boringdon House, listed Grade I, the Boringdon Arch, listed Grade II\*, the scheduled Boringdon Deer Park, and the Grade II\* Registered designed landscape at Saltram). They recommend that refusal is warranted as the proposal clearly conflicts with national planning policy with regard to the conservation of the historic environment. Salient points from their Conservation Officer in the following extract from their response are: "The role, and significance, of the Boringdon Arch to Saltram has subsequently been confirmed in the appeal decision of 29 June 2015 for the proposed wind turbine at Boringdon Golf Club (APP/K1128/A/14/2229204). In relation to the Boringdon Arch, the Inspector stated:

*"The significance of this asset is primarily derived from its design as an eye-catcher to be seen from Saltram House, as well as a focal-point when viewed from a number of locations around the designed landscape to the house, including the Grade II\* listed mid 18th century Amphitheatre."*

The Historic Environment Assessment, which forms part of the planning application, is therefore both inaccurate and misleading in the assertion *"that there are no longer any views from Saltram House or its environs towards the triumphal arch, and therefore the anticipated intrusion of the proposed development within its designed view does not remain a consideration."* (para 8.9). We would advise that this document should be disregarded by the local planning authority in assessing this application, as it clearly demonstrates a fundamental misunderstanding of the aesthetic design of Saltram.

The Boringdon Arch was the focal point of the overall landscape design, linking the new seat of the Parkers at Saltram with their ancestral seat at Boringdon, and framing spectacular views across the new landscape. The Boringdon Arch is only some 290 metres to the north west of the application site. The replacement of open countryside by the proposed suburban housing estate of up to 280 dwellings would intrude into the designed views from Saltram seriously detracting from the rural setting of the Boringdon Arch. There is no doubt that the proposed development would challenge the visual dominance of the Boringdon Arch in its open setting, part countryside and part golf course, and would form an unacceptable element in the designed views of the Boringdon Arch in its role as eye-catcher from Saltram. The housing estate would also replace the rural setting of Boringdon House, thereby causing harm to the significance of the heritage asset."

### **Additional Letters of Representation**

Members are advised that objections from local residents continue to be received. In addition to the letters of representation that were received in respect of the revisions to the application, additional late letters of representation have been received more recently:

- from the occupiers of 54, Plymbridge Road and 53, Rashleigh Avenue objecting to the proposal on the grounds covered in the report (traffic volume . flooding /drainage, undue pressure on local schools/GP surgeries) and
- from the occupier of 27, Wheatridge objecting on the same grounds as above plus concern about proximity to national trust property, risk to wildlife. Adverse impact of heavy construction traffic, disregard for the views of existing residents.
- from the occupier of 10 Ashcombe Close objecting to the proposal on the same traffic grounds as above and expressing strong concerns/annoyance with the applicants suggested Heads of Terms/S106 package that would not help Woodford residents.
- from the occupier of 45, Cranfield objecting that the proposal would bring no environmental value and, despite what the applicant's state, there would be a loss of habitats in the area once the bulldozers move in.
- from the occupier of 10 Farm Close objecting on local traffic grounds pointing out the delays to the bus service at times of existing congestion and that further approved developments in the area will, when operational, add to the problem and suggesting that brownfield sites should be used first (querying whether building at Coypool should take place).

It is considered that the points raised have been taken into account in considering the merits of the planning application and the recommendation in the Planning Committee report.

# ADDENDUM REPORT

Planning Committee



**Item Number: 05**

**Site: LAND OFF MILLER WAY**

**Application Number: 15/01626/FUL**

**Applicant: Taylor Wimpey Homes**

## PLAYING PITCHES

An objection has been raised by Sport England regarding the existing playing pitch mitigation and loss of playing pitches. This requires further discussion and investigation as an objection by Sport England could result in the planning application being referred to the National Casework Unit of the Department for Communities and Local Government for determination. It is therefore recommended that the application is deferred to allow officers to investigate this matter further.

## RECOMMENDATION

The recommendation is now: **Defer to allow an objection from Sport England with regard to playing pitch mitigation to be fully investigated.**

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# ADDENDUM REPORT

Planning Committee



**Item Number: 07**

**Site: Drake's Island**

**Planning Application Number: 14/00001/FUL**

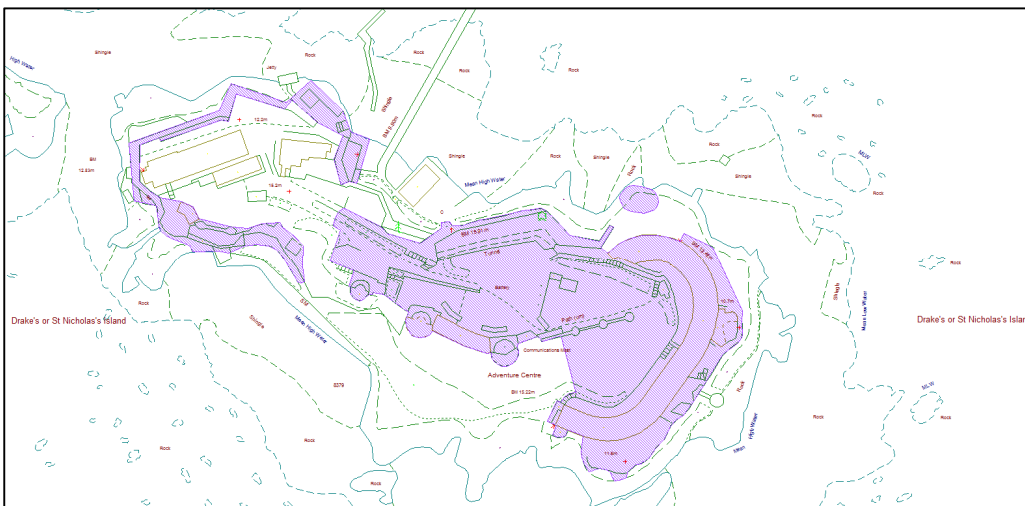
**Applicant: Rotolok (Holdings) Ltd**

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## Site Description

It is considered helpful to include, within the Site Description section of the report, illustrations as follows showing the designation of heritage assets on the island, as this is important to the proper application of National Planning Policy Framework (NPPF) policies.

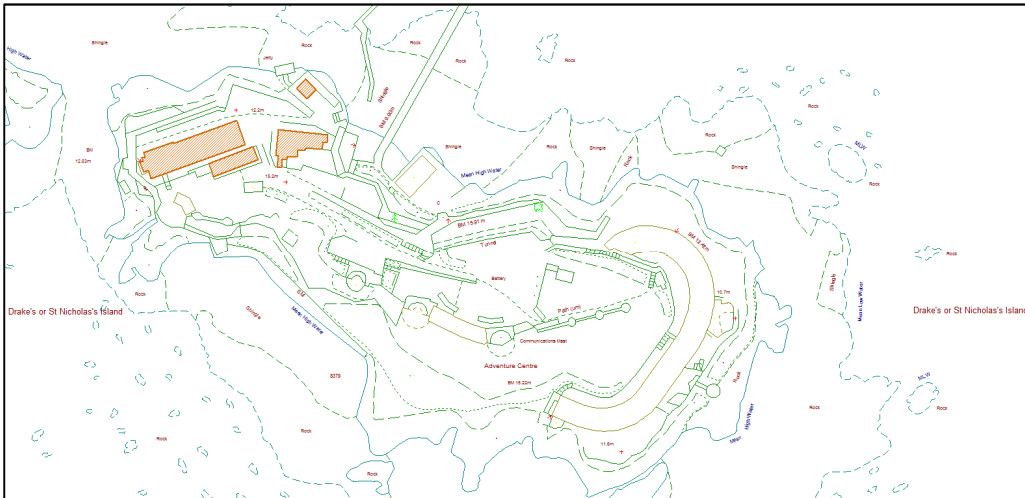
Figure 1: Scheduled Ancient Monuments on Drake's Island



The shaded areas in Figure 1 shows the extent of the three Scheduled Ancient Monuments on Drake's Island. The summary description of these areas is as follows:

*“The Coastal Fortifications of Drake's Island - Drake's Island stands as an imposing rock outcrop in the entrance to Plymouth Sound, and incorporates numerous defensive structures dating from the early post medieval period to the 20th century. The island covers 2.6ha, most of which is covered by military monuments, the earliest of which date from 1549. By 1590 there were 23 guns on the island, and it was held for Parliament during the Civil War, and was used for defence purposes until 1958. The monument includes 3 separate protected areas (for the full description, please see the SAM file)”.*

Figure 2: Listed Buildings on Drake's Island



The shaded areas in Figure 2 shows the four listed buildings on Drake's Island. These are, clockwise from top;

- i. The Guard House (Grade II listed - early C19 with later C19 alterations – small rectangular building in slate and Plymouth limestone rubble with granite quoins, and brick arches and a slate hipped roof),
- ii. Officer's House (Grade II listed - late C18, extended c1830s – slate, limestone and granite building with a slate roof),
- iii. Ablution Block (Grade II listed - c1830-35 - rectangular Plymouth limestone building with slate roof), and
- iv. Barracks Building (Grade II listed - c1830-35, or possibly of C18 origin, remodelled c1860 - rendered stone and granite elevations under a slate roof).

## **Analysis**

It is proposed to clarify the following in Section 3.0 of the Analysis part of the report:

- It must be noted that the Council's responsibility as Local Planning Authority, to the historic environment on Drake's Island, extends only to the Listed Buildings and not the Scheduled Ancient Monument (for which Historic England is the authorising body) although the effects on the Scheduled Ancient Monument are material considerations to be taken into account in the determination of this application.
- The statutory provision principally relevant to the heritage issues in the determination of this application is section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”). Section 66(1) provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The effect of section 66(1) of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal



which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified. Officers consider that all of the harms fall into the “less than substantial” category and most are at the lower end of the “less than substantial harm” category.

- Refurbishment of the jetty and the proposed Arrival Building are considered to have a minimal effect on the island’s historic assets and will significantly improve the existing arrangements. The Arrival Building’s bold angular design and associated landscaping measures are welcomed, as are the proposals for the gateway approach to the main hotel area. Assessed overall, these elements of the development would have a neutral effect on the significance of the heritage assets.
- With regards to the main hotel complex proposed for the Barrack Block/Officer’s House/Ablutions Block, there are two key issues - the loss of original historic fabric and the proposal to connect the buildings to form one hotel “core”. The proposal requires a significant amount of demolition of existing features and fabric, though the most significant elements to be removed are the three stairways on the southern side of the main Barrack Block. This would result in less than substantial harm and, within that category only moderate harm in the middle of the range. While this is regrettable, this building is only assessed as “moderate” in the Heritage Assessment and the loss is justified in both the Heritage Impact Assessment and accepted by Historic England as necessary for the viability of the development. It is therefore considered that any loss here, and with the Artillery Store, is significantly outweighed by the benefits of the proposed development and can be mitigated by recording.
- The proposal to connect the buildings with a central glazed “core” is considered to be a sound approach. The front of the glazed “link block” has been pulled back into alignment with the north frontage of the Island House – responding to Historic England’s request with the previous scheme (planning applications 12/00095/FUL and 12/00099/LBC), and allowing the building’s historic elevation to be seen in full. The proposal would result in no harm to the heritage assets.

### **Conclusion**

It is proposed to clarify in the Conclusion part of the report that the list of potential benefits generated by the proposal is considerable and clearly and significantly outweighs any effect on the heritage assets.

### **Further Letter of Objection**

Members are advised that a further letter has been received objecting to the proposal on the grounds of impacts to European Protected Species.

**Further Little Egret Survey Information**

Whilst officers have heard anecdotally, via the applicant's ecological consultant, that little egrets have not been present on the island over the summer, this information has not been formally submitted.

Natural England has submitted new little egret bird count information as follows:

*"3 dawn surveys:*

*Saturday 14th Nov 2015 - 37 (but incomplete as arrived slightly late to pick up early leavers)*

*Sunday 15th Nov 2015 – 47 counted heading towards the Tamar/Mount Edgecombe [sic], then after watching them disappear 4 were picked up at Jennycliffe [sic] so probably 51 total.*

*Monday 16th Nov 2015 – 51 counted leaving the roost and heading towards Mount Edgecombe [sic] /Tamar direction.*

*[...]*

*1 dusk survey:*

*Sunday 15th Nov 2015 afternoon 15:00 until near dark at 17:00 - 42 Little egrets were counted roosting in the trees on the eastern edge of the island."*

**Recommendation**

No change is proposed to the recommendation in the report.

# ADDENDUM REPORT

Planning Committee



**Item Number: 08**

**Site: Drake's Island**

**Planning Application Number: 14/00002/LBC**

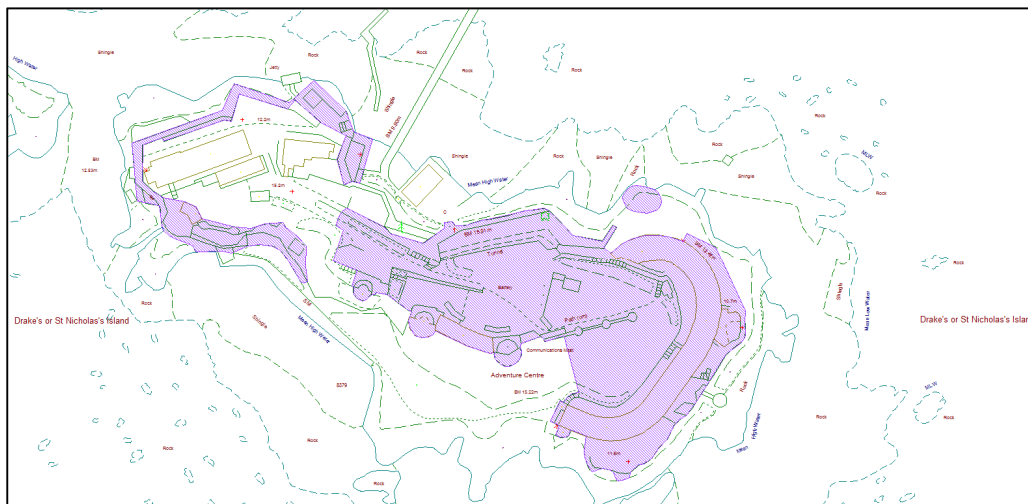
**Applicant: Rotolok (Holdings) Ltd**

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## Site Description

It is considered helpful to include, within the Site Description section of the report, illustrations as follows showing the designation of heritage assets on the island, as this is important to the proper application of National Planning Policy Framework (NPPF) policies.

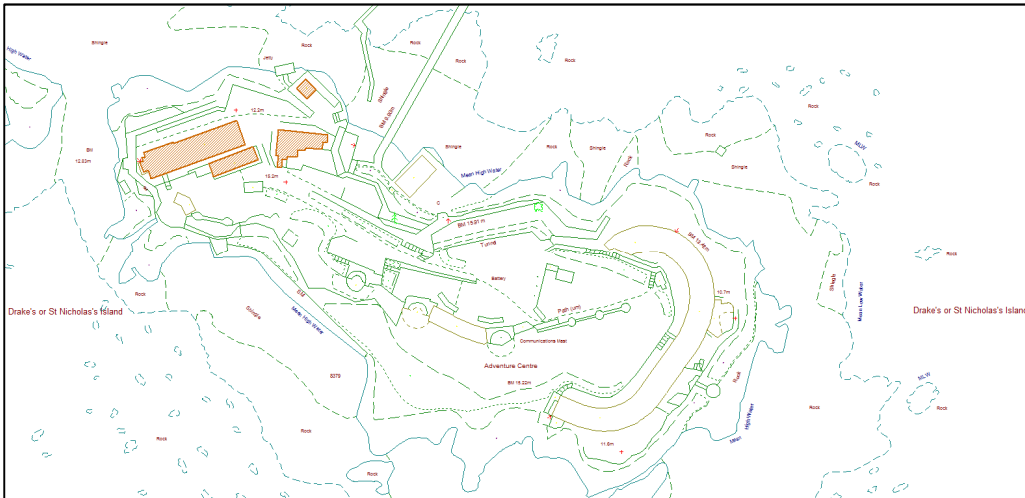
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- iii. Ablution Block (Grade II listed - c1830-35 - rectangular Plymouth limestone building with slate roof), and
- iv. Barracks Building (Grade II listed - c1830-35, or possibly of C18 origin, remodelled c1860 - rendered stone and granite elevations under a slate roof).

### **Analysis**

It is proposed to clarify the following at the beginning of the Analysis part of the report:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant Listed Building Consent for any works to a Listed Building, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The effects of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of Listed Buildings and their settings, or any features of special architectural or historic interest which they possess. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified.

It is proposed to clarify the following in Section 3.0 (Impact on Historic Environment) of the Analysis part of the report:

- It must be noted that the Council's responsibility as Local Planning Authority, to the historic environment on Drake's Island, extends only to the Listed Buildings and not the Scheduled Ancient Monument (for which Historic England is the authorising body) although the effects on the Scheduled Ancient Monument are material considerations to be taken into account in the determination of this application.
- The statutory provision principally relevant to the heritage issues in the determination of this application is section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act"). Section 66(1) provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The effect of section 66(1) of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified. Officers consider that all of the harms fall into the "less than substantial" category and most are at the lower end of the "less than substantial harm" category.
- Refurbishment of the jetty and the proposed Arrival Building are considered to have a minimal effect on the island's historic assets and will significantly improve the existing arrangements. The Arrival Building's bold angular design and associated landscaping measures are welcomed, as are the proposals for the gateway approach to the main hotel area. Assessed overall, these elements of the development would have a neutral effect on the significance of the heritage assets.
- With regards to the main hotel complex proposed for the Barrack Block/Officer's House/Ablutions Block, there are two key issues - the loss of original historic fabric and the proposal to connect the buildings to form one hotel "core". The proposal requires a significant amount of demolition of existing features and fabric, though the most significant elements to be removed are the three stairways on the southern side of the main Barrack Block. This would result in less than substantial harm and, within that category only moderate harm in the middle of the range. While this is regrettable, this building is only assessed as "moderate" in the Heritage Assessment and the loss is justified in both the Heritage Impact Assessment and accepted by Historic England as necessary for the viability of the development. It is therefore considered that any loss here, and with the Artillery Store, is significantly outweighed by the benefits of the proposed development and can be mitigated by recording.

- The proposal to connect the buildings with a central glazed “core” is considered to be a sound approach. The front of the glazed “link block” has been pulled back into alignment with the north frontage of the Island House – responding to Historic England’s request with the previous scheme (planning applications I2/00095/FUL and I2/00099/LBC), and allowing the building’s historic elevation to be seen in full. The proposal would result in no harm to the heritage assets.

It is proposed that the following section be added to the Analysis part of the report:

#### 4.0 European Sites

With regards to the Tamar Estuaries Complex Special Protection Area (SPA), Natural England has advised that *“Following amendments to the proposed mitigation measures in the CEMP we believe that the redevelopment work could be completed whilst maintaining the Little Egrets on the island. This would require stringent adherence to all of the detailed measures set out in the CEMP.”*

With regards to the Plymouth Sound and Estuaries Special Area of Conservation (SAC) Natural England is *“satisfied with the majority of the mitigation provided the following recommended planning conditions are included:*

- *A monitoring methodology and threshold of damage for seagrass are agreed with Natural England prior to commencement of works*
- *Foul water drainage plan is submitted and agreed with Environment Agency and Natural England prior to commencement of works, this is to include turbidity data and plume modelling for all proposed outflows.*
- *However, we continue to have insufficient evidence regarding the following aspect of the development:*
- *Changes in water quality due to emissions from energy to waste plant, in order to assess the likelihood of significant effect we require information of the size of plant and expected emission levels.”*

The application for Listed Building consent is concerned only with the physical alterations to the buildings and other structures on Drake’s Island - i.e. the construction phase of the development and not its subsequent use. Natural England, with whom the Council agree, has concluded that, subject to the imposition of appropriate conditions for the construction phase of the development, that phase of the Drake’s Island proposals can be undertaken with requisite certainty of no adverse effect resulting to any of the European Sites.

## Conclusion

It is proposed to clarify in the Conclusion part of the report that;

- i. the list of potential benefits generated by the proposal is considerable and clearly and significantly outweighs any effect on the heritage assets, and
- ii. as all listed building issues have been satisfactorily addressed, and because the Council can be satisfied that the works of demolition, alteration and conversion can be conditioned and a legal agreement put in place so as to be certain that any which may not require the grant of planning permission will not adversely affect the integrity of any European site, officers can recommend that this Listed Building Consent application be approved, subject to the attached conditions and the completion of a legal agreement.

## Planning Obligations

It is necessary to add a Planning Obligation section to the report as follows:

The planning obligations sought include the following:

- a. A comprehensive ecological mitigation package as set out in the Habitat Regulations Assessment to ensure there is no adverse effect on the European Marine Sites and the island's features of nature conservation interest, including little egrets, lesser horseshoe bats and eelgrass beds, during the listed building consent works.
- b. An appropriate financial contribution towards the provision of an on-site ecological warden tasked with managing, monitoring and safeguarding the island's features of nature conservation interest, including little egrets, lesser horseshoe bats and eelgrass beds, during the listed building consent works.
- c. A commitment to provide permanent areas of interpretation explaining the island's historic and nature conservation interest, including in the arrival building and casemates feature rooms.
- d. A commitment to fund the creation of a byelaw to prohibit boat anchoring to prevent any damage to the seagrass beds if the applicant's own monitoring and protection scheme is not effective.

## Recommendation

It is proposed to change the recommendation in the report to: **Grant Conditionally subject to a S106 Agreement, with delegated authority to refuse if the S106 Agreement is not completed by the end of February 2016.**

## Conditions

References to English Heritage need to be changed to Historic England in the conditions.

The following changes to conditions are also proposed:

3. PRE-COMMENCEMENT: CODE OF PRACTICE DURING CONSTRUCTION

It is proposed to delete this condition since Condition 4 (PRE-COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) will cover arrangements for managing all environmental effects of the development during the construction period. The other conditions will be renumbered accordingly.

#### 4. PRE-COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

It is proposed to change the Reason and Justification as follows:

Reason: To safeguard against pollution and adverse effects on protected wildlife and to avoid conflict with Policies 19 and 22 Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021).

Justification: To ensure that wildlife habitats are adequately protected during the construction works.

#### 11. PRE-COMMENCEMENT: SEAGRASS SURVEY AND MONITORING METHODOLOGY

Prior to commencement of the development a seagrass bed protection scheme to include an annually-repeating Phase 2 seagrass and seahorse survey programme, a monitoring methodology and threshold of change for the seagrass beds will be submitted to, and agreed with, the Local Planning Authority and Natural England. The development and subsequent monitoring will be undertaken in accordance with the agreed scheme and methodology.

Reason:

To safeguard against damage to the protected seagrass beds and to avoid conflict with Policies 19 and 22 Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021).

Justification:

To ensure that wildlife habitats are adequately protected from the development.

#### 19. PRE-COMMENCEMENT: RECORDING OF FEATURES

No works shall take place until the implementation of a programme of recording of features that will be destroyed or damaged in the course of the works to which this consent relates has been secured, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that a record of such features is made and kept available for inspection, in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification:

To ensure that important important historic features are properly protected / respected before construction commences.



21. CONDITION: REPORTING OF UNEXPECTED CONTAMINATION

In the event that contamination of ground conditions is found when carrying out the approved development that was not previously identified, expected or anticipated, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
  - adjoining land
  - groundwaters and surface waters
  - ecological systems
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

22. CONDITION: USE OF THE TORPEDO ROOM

It is proposed that this condition be deleted since it relates to the operation of the Torpedo Room.

The following new conditions are proposed:

### PRE-CONSTRUCTION: GLAZED ACOUSTIC SCREEN BETWEEN THE CASEMATES AND TUNNEL OPENING

No listed building works shall take place until the glazed acoustic screen between the casemates and tunnel opening has been completed.

Reason:

To ensure wildlife habitats are protected, to comply with Policies CS19 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 118 of the National Planning Policy Framework 2012.

Justification:

To ensure that wildlife habitats are adequately protected from the listed building works.

### CONDITION: IMPACTS ON LITTLE EGRETS

No listed building works shall be undertaken during the sensitive nesting and roosting periods for little egrets, with noise levels not exceeding 30dB within 50m of the little egret nesting and roosting areas as detailed in the Habitat Regulations Assessment.

Reason:

To ensure wildlife habitats are protected, to comply with Policies CS19 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 118 of the National Planning Policy Framework 2012.

Justification:

To ensure that wildlife habitats are adequately protected from the listed building works.