



Oversight and Governance

Chief Executive's Department

Plymouth City Council

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Delegated Decisions

Delegated Executive/Officer Decisions

Delegated Executive and Officer decisions are published and are available at the following link - <https://tinyurl.com/ms6umor>

Please note – urgent decisions and non-key Council Officer decisions cannot be called in. Copies of the decisions together with background reports are available for viewing as follows:

- on the Council's Intranet Site at <https://modgov/mgDelegatedDecisions.aspx>
- on the Council's website at <https://tinyurl.com/jhnax4e>

The decision detailed below may be implemented immediately.

Delegated Decisions

I. Council Officer Decision: Gary Walbridge, Strategic Director for Adults, Health and Communities:

- I.a. COD42 24/25 - Main Contractor Award: The New Adult Care Facility on the grounds of the former PCC Parks Depot at Outland Road **(Pages 1 - 34)**

EXECUTIVE DECISION

made by a Council Officer



REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL COUNCIL OFFICER

Executive Decision Reference Number – COD42 24/25

| Decision | |
|----------|--|
| 1 | Title of decision: Main Contractor Award: The New Adult Care Facility on the grounds of the former PCC Parks Depot at Outland Road. |
| 2 | Decision maker: Gary Walbridge, Strategic Director Adults, Health and Communities |
| 3 | Report author and contact details: Denise Clift, Project Manager, Project Delivery Group, Strategic Planning and Infrastructure E: denise.clift@plymouth.gov.uk T: 01752 307105 |
| 4a | Decision to be taken: <ol style="list-style-type: none"> To approve the award of contract for the Adult Care Facility to Devon Contractors Limited for a total value of £9,656,452.28 (excl VAT), plus a contingency for any contract modifications. To approve any contract modification(s) up to the maximum value of the contingency allowance set out within the Procurement Decision Report – Part II, provided the modification(s) does not alter the overall nature of the contract. |
| 4b | Reference number of original executive decision or date of original committee meeting where delegation was made: Executive Decision L15 20/21 on 6 th October 2020 provided the delegation of contract award and authorising the procurement process to the Strategic Director for People [Since this Decision was made, that title has changed to Strategic Director Adults, Health and Communities, Adult Social Care Retained Functions]. Subsequent decisions L36 23/24 and L33 24/25. |
| 5 | Reasons for decision: To deliver the new combined day care and respite facility for adults with learning and physical disabilities and complex needs. |
| 6 | Alternative options considered and rejected: <ol style="list-style-type: none"> Do Nothing – without a construction contract being awarded the project cannot be delivered. Refurbish the two existing facilities – benefits will not be realised (ie new sustainable and energy efficient facility, combining two existing services into one, reducing number of expensive out of area crisis placements, freeing up existing land for housing developments, etc). |
| 7 | Financial implications and risks: <p>The anticipated contract sum for this project is £9,656,452.28 (excl VAT).</p> <p>This contract funding is met by the already approved capital budget of £13,282,300.</p> <p>This is made up from Service Borrowing of £12,023,000; Capital Receipts totaling £790,000 for the existing two sites [Colwill Lodge £340,000 and Vine £450,000]; Climate Emergency Investment Funding of £469,300.</p> <p>We have introduced a construction contingency to cover any contract modification(s) up to the maximum value, defined in the Procurement Decision Report – Part II.</p> |


| | | | | |
|----|---|--|----|--|
| 8 | Legal Implications and risks: None. | | | |
| 9a | Is the decision a Key Decision? (please contact Democratic Support for further advice) | Yes | No | Per the Constitution, a key decision is one which: |
| | | | X | in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total |
| | | | X | in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million , annually |
| | | | X | is significant in terms of its effect on communities living or working in an area comprising two or more wards in the area of the local authority. |
| 9b | If yes, date of publication of the notice in the Forward Plan of Key Decisions | N/A | | |
| 10 | Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget: | <p>Council's Corporate Plan:</p> <p>Keeps young people, children and adults protected.</p> <p>Focus on prevention and early intervention.</p> <p>People feel safe in Plymouth.</p> <p>How project supports the delivery of the Joint Local Plan and Plymouth Plan</p> <p>PL719 – Central Park – Strategic Green Space site</p> <p>Residents will be able to access this outstanding venue of regional and national significance for active recreation, sport and the natural environment. The park will provide significant health and wellbeing benefits for the residents and families. With our development we will ensure it will be sensitive to the purpose of the park and the natural assets it contains.</p> <p>DEVI – Protecting health and amenity</p> <p>Development proposals will safeguard the health and amenity of the local community, and it will ensure that it provides satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for residents, workers and visitors. Ensuring the facilities are designed to be accessible to all people, particularly as the residents will have both physical and mental health disabilities.</p> <p>DEV32 – Delivering low carbon development and GRO7 (PP) – Reducing carbon emissions and adapting to climate change</p> <p>The support in delivery of a low carbon future for Plymouth will be considered in our development, in support of the plan area target to half the levels of carbon emissions by</p> | | |

| | | |
|-----------|---|--|
| | | <p>2030. We will meet the new planning rules for energy efficiency.</p> <p>SO11 – Delivering high quality development</p> <p>To deliver a development which is sustainable and of the right type for its location and of good quality.</p> <p>HEA3 (PP) – supporting adults with health and social care needs</p> <p>By providing them with high quality fit for purpose facility that meets their specialist requirements and provides effective services to prevent harm, safeguarding and ensure residents and families are consulted and treated with dignity and respect.</p> |
| 11 | Please specify any direct environmental implications of the decision (carbon impact) | <p>The project strives to achieve net zero fossil fuel emissions as per the Council's Climate Emergency Declaration in March 2019. This is to be achieved through a balance of high embodied carbon in materials, as well as the construction methods used on site. For example, a prefabricated timber frame system with mainly mineral wool insulation and as many natural materials as possible. There will also be some external plantings and vegetation to help sequester emissions on site.</p> <p>It is also to be achieved through low operational energy use and ensuring that the highly insulated and airtight building is 'all electric', and that maximum photovoltaics will be provided to the roofs of the new building to generate as much renewable energy as possible on site. It is also looking towards battery storage in case the solar PV generates any surplus, which would reduce the grid electricity needs at night.</p> <p>Air Source Heat Pumps will also be used instead of fossil fuel fired boilers, which will work in conjunction with MVHR (Mechanical Ventilation Heat Recovery) to ensure minimal wasted heat. It is also intended to install triple glazed doors and windows to compliment thermal efficiency and minimise heat loss through weak points in the building shell. The building will be as naturally ventilated and lit as possible without losing thermal performance, and all artificial lighting will be the efficient LED type with enhanced controls.</p> |

Urgent decisions

| | | | | |
|------------|--|------------|-------------|--|
| 12a | Is the decision urgent and to be implemented immediately in the interests of the Council or the public? | Yes | | (If yes, please contact Democratic Support for advice) |
| | | No | X | (If no, go to section 13a) |
| 12b | Reason for urgency: | | | |
| 12c | Scrutiny Chair signature: | | Date | |

| | | | | |
|---------------------|--|---|---|--|
| | | | | |
| | Scrutiny Committee name: | | | |
| | Print Name: | | | |
| Consultation | | | | |
| I3a | Which Cabinet Member's portfolio does this decision relate to? | Councillor Mary Aspinall, Cabinet Member for Health and Adult Social Care | | |
| I3b | Date Cabinet Member consulted | 12/03/2025 | | |
| I3c | Are any other Cabinet members' portfolios affected by the decision? | Yes | | |
| | | No | x | (If no go to section 14) |
| I3d | Which other Cabinet member's portfolio is affected by the decision? | | | |
| I3e | Date other Cabinet member(s) consulted | | | |
| I4 | Has any Cabinet member declared a conflict of interest in relation to the decision? | Yes | | If yes, please discuss with the Monitoring Officer |
| | | No | x | |
| I5 | Which Corporate Management Team member has been consulted? | Name | Gary Walbridge | |
| | | Job title | Strategic Director Adults, Health and Communities | |
| | | Date consulted | 25/02/2025 | |
| Sign-off | | | | |
| I6 | Sign off codes from the relevant departments consulted: | Democratic Support (mandatory) | JS126 24/25 | |
| | | Finance (mandatory) | DJN.24.25.188 | |
| | | Legal (mandatory) | LS/00001312/1/AC/I 5/3/25 | |
| | | Human Resources (if applicable) | N/A | |
| | | Corporate property (if applicable) | N/A | |
| | | Procurement (if applicable) | SN/PS/776/ED/0325 | |
| Appendices | | | | |
| I7 | Ref. | Title of appendix | | |
| | A | Briefing report for publication (<i>mandatory</i>) | | |
| | B | Equalities Impact Assessment | | |

| | | | | | | | | |
|--|--|---|----------|---|----------|---------------|----------|----------|
| | C | Climate Impact Assessment | | | | | | |
| Confidential/exempt information | | | | | | | | |
| 18a | Do you need to include any confidential/exempt information? | Yes | X | If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box in 18b below. | | | | |
| | | No | | | | | | |
| | | Exemption Paragraph Number | | | | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 18b | Confidential/exempt briefing report title: Procurement Decision Record – Part II | | | x | | | | |
| Background Papers | | | | | | | | |
| 19 | <p>Please list all unpublished, background papers relevant to the decision in the table below.</p> <p>Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</p> | | | | | | | |
| Title of background paper(s) | | Exemption Paragraph Number | | | | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| | | | | | | | | |
| | | | | | | | | |
| Council Officer Signature | | | | | | | | |
| 20 | I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not. For further details please see the EIA attached. | | | | | | | |
| Signature | |  | | Date of decision | | 24 March 2025 | | |
| Print Name | | Gary Walbridge Strategic Director Adults, Health and Communities, Adult Social Care Retained Functions | | | | | | |

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CONTRACT AWARD FOR DELIVERY OF THE NEW ADULT CARE FACILITY

On the grounds of the former PCC Parks Depot, Outland Road



1. EXECUTIVE SUMMARY

- I.1. We have been developing the design for a new Adult Care Facility, for adults with learning and physical disabilities and complex needs, to be built on land previously occupied by PCC Parks Depot at Outland Road.
- I.2. The design is sufficiently developed, and we have recently carried out a tender process to procure the Main Contractor to complete the design and construct the facility, utilising the Westworks Development and Construction Dynamic Purchasing System (DPS).
- I.3. The tender submissions have been evaluated and moderated and we now in a position to Award the Contract to the highest scoring Tenderer, **Devon Contractors Limited**.
- I.4. The anticipated contract sum for this project is **£9,656,452.28**, along with a Contingency, and will be funded mainly by service borrowing (see actual breakdown in section 4 below).

2. BACKGROUND

This contract award relates to the contractor's design portion and construction of a new adult care facility, located on the grounds of a former PCC Parks Depot site at Outland Road. The previous buildings have already been demolished, and the spoil has been retained on site for site levelling. The project has completed a Carbon Neutrality Assessment, which has informed certain design requirements.

Contractors design portion will include Piling, Beam and Block, Timber Frame, Commercial Kitchen, M&E Fire Alarm, Intruder Alarm, Nurse/Assistance Call, BMS, Solar Panel, Hoist System, Green Roof, Curtain Walling, Metal roof, external drainage.

Construction includes:

- Day Care Facilities, including activity rooms and dining facilities.
- 4 nr Changing Places and accessible WC facilities.
- Commercial and Domestic Kitchen facilities.
- 7 nr Assisted residential spaces with accessible ensuite facilities.
- 5 nr independent residential accommodation units, including living room, kitchen, bedroom and bathroom.
- 2 nr independent residential accommodation units for vulnerable clients, which require enhanced robust specification.
- Support Staff's sleeping accommodation; Staff room and kitchenette; medication room; admin office.
- Reception, Social Spaces.
- Quiet Room, TV Lounge, Sensory room.
- Laundry; external trike store; external works including landscaped central courtyard; entrance canopy; access road; parking facilities; landscaping; external lighting; bin stores; utility upgrades and adaptations.

3. PROCUREMENT PROCESS

PCC has successfully completed the competitive tender process to procure a Main Contractor to work at the former PCC Parks Depot at Outland Road to design and develop the new Adult Care Facility, issued via Westworks Development and Construction Dynamic Purchasing System (DPS)

– Category 3 Design and Build £4.5m+. This procurement route is compliant with Public Contract Regulations 2015.

All appointed suppliers on the DPS (Category 3) were invited to express their interest to tender for the project. 6 suppliers expressed their interest and ‘opted in’ for the tender opportunity. These 6 suppliers were invited to tender with the tender being issued via the Westworks portal on the 18th November 2024.

Tender submissions were received from 3 suppliers by the submission deadline of 7th February 2025.

Tenders were evaluated using the following award criteria methodology:

| Criteria | Weighting |
|--------------|-----------|
| Price | 60% |
| Quality | 30% |
| Social Value | 10% |
| TOTAL | 100% |

Tenderers responses were evaluated by the Council to determine the most economically advantageous Tender based on the quality, price and social value criteria that are linked to the subject matter of the contract.

The tender submissions were independently evaluated by Council Officers and external consultants to the project, all of whom have the appropriate skills and experience, in order to ensure transparency and robustness in the process.

Further information regarding the evaluation process is detailed within the Procurement Decision Record – Part II, which accompanies this approval.

It is recommended that a contract be awarded to Devon Contractors Ltd in accordance with JCT Design and Build Contract 2016.

4. FINANCIAL IMPLICATIONS AND RISK

The anticipated contract sum for this project is **£9,656,452.28** (excl VAT).

This contract funding is met by the already approved capital budget of **£13,282,300**.

This is made up from Service Borrowing of **£12,023,000**; Capital Receipts totaling **£790,000** for the existing two sites [Colwill Lodge £340,000 and Vine £450,000]; Climate Emergency Investment Funding of **£469,300**.

We have introduced a construction contingency to cover any contract modification(s) up to the maximum value, defined in the Procurement Decision Report – Part II.

5. RECOMMENDATIONS

5.1. To approve the award of contract for the Adult Care Facility to **Devon Contractors Limited** for a total value of **£9,656,452.28** (excl VAT), plus a contingency for any contract modifications.

5.2. To approve any contract modification(s) up to the maximum value, specified in the contingency allowance within the Procurement Decision Report – Part II, provided the modification(s) does not alter the overall nature of the contract.


The following relates to exempt or confidential matters (Para(s) 3 of Part 1, Schedule 12A of the Local Govt Act 1972). Any breach of confidentiality could prejudice the Council/person/body concerned & might amount to a breach of the councillors /employees codes of conduct.

Document is Restricted

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EQUALITY IMPACT ASSESSMENT – NEW CARE FACILITY AT OUTLAND ROAD FOR ADULTS WITH LEARNING DISABILITIES

SECTION ONE: INFORMATION ABOUT THE PROPOSAL

| | | | | | |
|---|---|--------------------------------|---|----------------------------|--------------------------------------|
| Author(s): The person completing the EIA template. | Denise Clift | Department and service: | Housing and Regeneration, Strategic Planning and Infrastructure | Date of assessment: | 24/11/2023 and updated on 04/03/2025 |
| Lead Officer: Head of Service, Service Director, or Strategic Director. | Gary Walbridge | Signature: |  | Approval date: | 25/03/2025 |
| Overview: | A new care facility at the Outland Road site, with an enhanced offer that brings together the provision at Colwill and the Vines into a single service. Includes: the new facility; car parking; new pathways; storage out-buildings; landscaped gardens for education, leisure and contemplation for the residents and their families. | | | | |
| Decision required: | <p>1. To approve the award of contract for the Adult Care Facility to Devon Contractors Limited for a total value of £9,656,452.28 (excl VAT), plus a contingency for any contract modifications.</p> <p>2. To approve any contract modification(s) up to the maximum value, specified in the contingency allowance within the Procurement Decision Report – Part II, provided the modification(s) does not alter the overall nature of the contract.</p> | | | | |

SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

| | | | | |
|---|------------|--|-----------|---|
| Potential external impacts: Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics? | Yes | | No | x |
| Potential internal impacts: Does the proposal have the potential to negatively impact Plymouth City Council employees? | Yes | | No | x |

| | | | | |
|--|---|--|----|---|
| Is a full Equality Impact Assessment required? (if you have answered yes to either of the questions above then a full impact assessment is required and you must complete section three) | Yes | | No | x |
| If you do not agree that a full equality impact assessment is required, please set out your justification for why not. | Not required as project will not negatively impact on service users, communities, nor residents with protected characteristics nor on Plymouth City Council employees | | | |

SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT

| Protected characteristics (Equality Act, 2010) | Evidence and information (e.g. data and consultation feedback) | Adverse impact | Mitigation activities | Timescale and responsible department |
|--|--|----------------|-----------------------|--------------------------------------|
|--|--|----------------|-----------------------|--------------------------------------|

| | | | | |
|------------|---|---|--|--|
| Age | <p>Plymouth</p> <ul style="list-style-type: none">• 16.4 per cent of people in Plymouth are children aged under 15.• 65.1 per cent are adults aged 15 to 64.• 18.5 percent are adults aged 65 and over.• 2.4 percent of the resident population are 85 and over. <p>South West</p> <ul style="list-style-type: none">• 15.9 per cent of people are aged 0 to 14, 61.8 per cent are aged 15 to 64.• 22.3 per cent are aged 65 and over. <p>England</p> <ul style="list-style-type: none">• 17.4 per cent of people are aged 0 to 14.• 64.2 per cent of people are aged 15 to 64.• 18.4 per cent of people are aged 65 and over. <p>(2021 Census)</p> | <p>The scheme is not anticipated to have any adverse impact on any age group.</p> <p>The facility is an adult day and respite centre for citizens with profound learning and physical disabilities, so will provide accommodation that is suitable for use by all ages in terms of accessibility and welfare provision.</p> | | |
|------------|---|---|--|--|

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| <p>Care experienced individuals</p> <p>(Note that as per the Independent Review of Children's Social Care recommendations, Plymouth City Council is treating care experience as though it is a protected characteristic).</p> | <p>It is estimated that 26 per cent of the homeless population in the UK have care experience. In Plymouth there are currently 7 per cent of care leavers open to the service (6 per cent aged 18-20 and 12 per cent of those aged 21+) who are in unsuitable accommodation.</p> <p>The Care Review reported that 41 per cent of 19-21 year old care leavers are not in education, employment or training (NEET) compared to 12 per cent of all other young people in the same age group.</p> <p>In Plymouth there are currently 50 per cent of care leavers aged 18-21 Not in Education Training or Employment (54 per cent of all those care leavers aged 18-24 who are open to the service).</p> <p>There are currently 195 care leavers aged 18 to 20 (statutory service) and 58 aged 21 to 24 (extended offer). There are more care leavers aged 21 to 24 who could return for support from services if they wished to.</p> | <p>The scheme is not anticipated to have any adverse impact on care experienced individuals</p> | | |
| <p>Disability</p> | <p>9.4 per cent of residents in Plymouth have their activities limited 'a lot' because of a physical or mental health problem.</p> <p>12.2 per cent of residents in Plymouth have their activities limited 'a little' because of a physical or mental health problem (2021 Census)</p> | <p>The scheme is not anticipated to have any adverse impact on persons with a disability.</p> <p>The residents and users of this facility will be adults with profound learning and physical disabilities and their families, and their requirements are informing the design.</p> | | |

| | | | | |
|---------------------------------------|---|--|--|--|
| Gender reassignment | 0.5 per cent of residents in Plymouth have a gender identity that is different from their sex registered at birth. 0.1 per cent of residents identify as a trans man, 0.1 per cent identify as non-binary and, 0.1 per cent identify as a trans women (2021 Census). | The scheme is not anticipated to have any adverse impact on Gender Reassignment. | | |
| Marriage and civil partnership | 40.1 per cent of residents have never married and never registered a civil partnership. 10 per cent are divorced, 6 percent are widowed, with 2.5 per cent are separated but still married. 0.49 per cent of residents are, or were, married or in a civil partnerships of the same sex. 0.06 per cent of residents are in a civil partnerships with the opposite sex (2021 Census). | The scheme is not anticipated to have any adverse impact on Marriage and civil partnerships. | | |
| Pregnancy and maternity | The total fertility rate (TFR) for England was 1.62 children per woman in 2021. The total fertility rate (TFR) for Plymouth in 2021 was 1.5. | The scheme is not anticipated to have any adverse effect on pregnancy and maternity. | | |

| | | | | |
|---------------------------|--|---|--|--|
| Race | <p>In 2021, 94.9 per cent of Plymouth's population identified their ethnicity as White, 2.3 per cent as Asian and 1.1 per cent as Black (2021 Census)</p> <p>People with a mixed ethnic background comprised 1.8 per cent of the population. 1 per cent of the population use a different term to describe their ethnicity (2021 Census)</p> <p>92.7 per cent of residents speak English as their main language. 2021 Census data shows that after English, Polish, Romanian, Chinese, Portuguese, and Arabic are the most spoken languages in Plymouth (2021 Census).</p> | The scheme is not anticipated to have any adverse impact on race. | | |
| Religion or belief | <p>48.9 per cent of the Plymouth population stated they had no religion. 42.5 per cent of the population identified as Christian (2021 Census).</p> <p>Those who identified as Muslim account for 1.3 per cent of Plymouth's population while Hindu, Buddhist, Jewish or Sikh combined totalled less than 1 per cent (2021 Census).</p> | The scheme is not anticipated to have any adverse impact on religion or belief. | | |
| Sex | 51 per cent of our population are women and 49 per cent are men (2021 Census). | The scheme is not anticipated to have any adverse impact on sex. | | |
| Sexual orientation | 88.95 per cent of residents aged 16 years and over in Plymouth describe their sexual orientation as straight or heterosexual. 2.06 per cent describe their sexuality as bisexual, 1.97 per cent of people describe their sexual orientation as gay or lesbian. 0.42 per cent of residents describe their sexual orientation using a different term (2021 Census). | The scheme is not anticipated to have any adverse impact on Sexual orientation. | | |

SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

| Human Rights | Implications | Mitigation Actions | Timescale and responsible department |
|--------------|---|--------------------|--------------------------------------|
| | <p>The facility will support and respect the right for private and family life, and staff will be trained to recognise, promote and support this philosophy.</p> <p>Contractors will be assessed against Human Rights compliance in relation to modern slavery, degrading treatment of others and equalities.</p> | | |

SECTION FIVE: OUR EQUALITY OBJECTIVES

| Equality objectives | Implications | Mitigation Actions | Timescale and responsible department |
|---|--|--------------------|--------------------------------------|
| Work together in partnership to: <ul style="list-style-type: none"> promote equality, diversity and inclusion facilitate community cohesion support people with different backgrounds and lived experiences to get on well together | There are no adverse impacts anticipated. | | |
| Give specific consideration to care experienced people to improve their life outcomes, including access to training, employment and housing. | The scheme is not anticipated to have any adverse impact on care experienced people. | | |
| Build and develop a diverse workforce that represents the community and citizens it serves. | There are no adverse impacts anticipated | | |

| | | | |
|--|---|--|--|
| Support diverse communities to feel confident to report crime and anti-social behaviour, including hate crime and hate incidents, and work with partners to ensure Plymouth is a city where everybody feels safe and welcome. | There are no adverse impacts anticipated. | | |
|--|---|--|--|

NEW ADULT CARE FACILITY (NAME TO IDENTIFIED)

Project details

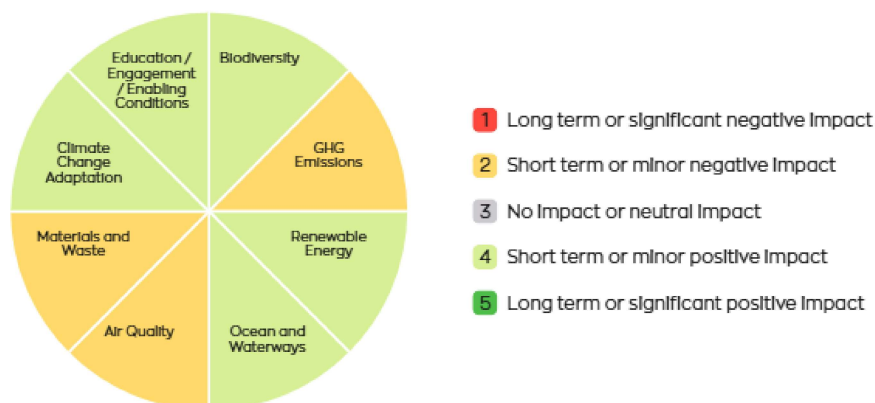
Assessment author

Denise Clift

Project summary

Delivering a new, purpose built, facility for adults with learning and physical disabilities, on the site of the former Parks Depot at Outland Road. Bringing together the provision currently provided at Colwill Lodge (Respite Centre) and the Vines (Day Centre) into a single service.

Summary of assessment



Delivering a new, purpose built, facility for adults with learning and physical disabilities, on the site of the former Parks Depot at Outland Road. Bringing together the provision currently provided at Colwill Lodge (Respite Centre) and Vines (Day Centre) into a single service.

There was minor disruption to habitat and wildlife during the demolition phase, but this was managed successfully with appropriate specialists.

There will also be minor disruption during the construction phase, ie ground disturbance, increased construction traffic and dust emissions.

However, this will be mitigated by the substantial reductions in council operation footprint; enhanced energy efficient and environment performance of the new build; air quality impact will be positive due to net gain using new materials internally to improve indoor air quality; waste and materials will be mitigated by on site construction practices; the site will be extensively planted with trees and vegetation to enhance biodiversity.

Assessment scores

Biodiversity

Score

(4) Short term or limited positive impact

Score justification

There had been some minor disruption to habitat and wildlife associated with demolishing the old buildings, but we will be encouraging wildlife and biodiversity on site with new planting.

There will be minor disruption during the construction phase ie ground disturbance, increased construction traffic and dust emissions. The old site was predominantly tarmac and concrete where as the new site will be extensively planted with trees and vegetation, wild flowers and green roofs, and any potential wildlife impacts (eg bats) were managed with appropriate specialists.

Unfortunately, Cotoneaster and Japanese Knotweed have been identified on this site: Cotoneaster was removed and treated with herbicide, this treatment has been successful in preventing any regrowth over the past 3 years.

Japanese Knotweed has been revealed more recently, but a management plan is in place to treat the plant with herbicide annually, remove dead canes, and it is now fully contained and managed.

Mitigatory measures applied:

We will be encouraging wildlife and biodiversity on site with the new planting proposed, extensively planted with trees and vegetation, wild flowers and green roofs.

We have a management plan in place to control the Japanese Knotweed

GHG Emissions

Score

(2) Short term or limited negative impact

Score justification

Due to construction of the new facility, there will be ground disturbance, increased construction traffic and requirement for new materials etc.

Mitigatory measures applied:

However, the new site will deliver substantial reductions in Council operation footprints (combining two services and properties into one), and enhanced energy efficiency and environmental performance through the new build.

Renewable Energy

Score

(4) Short term or limited positive impact

Score justification

Renewable energy will be utilised in the new facility in the form of Solar Panels and Battery Storage, and there will also be electric vehicle charging points.

Ocean and Waterways

Score

(4) Short term or limited positive impact

Score justification

The project will decrease the level of pollutants due to reducing the generic need for waste and materials. The toilets will be low water use, with addition of a soakaway, these will reduce the flow of sewage into drainage and associated systems (and subsequently waterways). New mains water supply to be provided to the premises removing the old asbestos based supply.

Air Quality

Score

(2) Short term or limited negative impact

Score justification

Due to construction of the new facility, there will be ground disturbance and dust emissions, increased construction traffic. The development will contribute cumulatively to local emissions.

Mitigatory measures applied:

Appropriate mitigation measures will be implemented during construction to reduce dust emissions and associated impacts. An assessment of operational traffic has shown that impacts on the new site will be negligible. The development will implement a number of measures to reduce emissions (eg dedicated covered cycle store for staff, travel plan to encourage staff and visitors to use the 'park and ride' promoting alternative sustainable modes of transport, EV charging spaces, the internal cloister will have a green roof etc). Air Quality impact will be positive due to biodiversity net gain. We aim to be using natural materials internally to improve indoor air quality.

Materials and Waste

Score

(2) Short term or limited negative impact

Score justification

Some waste has been generated due to demolition of existing buildings, and there will be some wastage of materials through construction.

Mitigatory measures applied:

Wastage will be mitigated through on site construction practices and off site material fabrication techniques (eg timber frame), thereby reducing wastage of construction material. There will also be extensive reuse of demolition materials for ground levelling on the project site. We have significant contaminated materials on site that we intend to reuse approximately 90%, which will then be capped and landscaped. Zinc roofing material proposed is highly recyclable.

Climate Change Adaptation

Score

(4) Short term or limited positive impact

Score justification

The building is safeguarded from solar heat gain due to being super insulated. The building is also low lying, which will limit its exposure to strong winds. Trees are also being incorporated into the landscaping designs, which will aid with sheltering the site. Rain water drainage is also being dealt with on site (eg soakaway) rather than contributing



to the City's drainage system. The cloister roof will provide sun shading to a high percentage of the windows of the activity rooms and bedrooms to help reduce solar gain.

Education / Engagement / Enabling Conditions

Score

(4) Short term or limited positive impact

Score justification

Communicating with visitors and staff around the environmental features of the site, will have some knock on effect on the hearts and minds of others. Increase the capacity of residents, staff and visitors to adopt climate friendly behaviours.