

ADDENDUM REPORT

Planning Committee



Item: 03

Site: Land At Petersfield Close Plymouth PL3 6QP

Planning Application Number: 22/01994/FUL

Applicant: Mr A Cottenham

Page: 17 - 45

The wording of Condition 3 (Drainage Details) has been amended following discussions with the applicant and the Lead Local Flood Authority to include additional details on what further information is needed to be submitted. The amended condition wording is below:

CONDITION 3: DRAINAGE DETAILS

PRE-COMMENCEMENT

No development approved by this permission shall be commenced until the following details are submitted to and approved in writing by the Local Planning Authority. The details shall include: - -
- Confirmation is provided by the applicant to confirm approval from the private sewer owner, for the proposed connection to the private sewer and to confirm that the sewer has the required capacity to receive the proposed discharge,

- Or if this approval is not given or the sewer does not have capacity, that the applicant will enter into an agreement with South West Water to connect into the Public Sewerage system in accordance with and as set out in the South West Water response. Details shall include a plan showing the proposed sewer and the point of connection.

Prior to occupation of the site it shall be demonstrated to the satisfaction of the Local Planning Authority that relevant parts of the scheme have been completed in accordance with the details and timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

To reduce the risk of flooding to and from the development, and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory surface water management and disposal during and after development. The drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure in accordance with Policy DEV35 of the Plymouth and South West Devon Joint Local Plan 2019 and the National Planning Policy Framework 2022.

Justification: Necessary because of the essential need to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure and water environment.

The wording to Condition 4 (LIGHTING DESIGN STRATEGY AND CONTROL FOR LIGHT SENSITIVE BIODIVERSITY) and Condition 5 (EXTERNAL MATERIALS AND FINISHES) has been amended from pre-commencement conditions to pre-installation conditions following discussion with the applicant.

The amended condition wording is below:

CONDITION 4: LIGHTING DESIGN STRATEGY AND CONTROL FOR LIGHT SENSITIVE BIODIVERSITY

PRE-INSTALLATION

Prior to the installation of any external lighting on site a sensitive lighting scheme shall be submitted and approved in writing by the Local Planning Authority to address light-sensitive species mitigation. The scheme shall ensure the following;

- i. A drawing showing sensitive areas and/or dark corridor safe guarding areas.
- ii. Identify areas and features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around breeding or resting sites and foraging routes. Please note that the introduction of artificial light can mean species are disturbed and/or discouraged from using their breeding, foraging and resting places. This disturbance can constitute as an offence under wildlife legislation.
- iii. Show how and where external lighting will be installed (including the provision of appropriate lighting contour plan and technical specifications, such as inclusion of hoods, cowls, shields and louvers and lighting levels below 0.5 lux), taking into account hard landscaping. Boundary features should remain dark and unlit at night. This should clearly demonstrate the areas to be lit will not negatively impact on the above species' ecology and behaviour.
- iv. Methods to control lighting (e.g. timer operation, passive infrared sensor (PIR), limited operational hours)

It is recommended that a qualified lighting designer is consulted to ensure that the lighting scheme for the proposed development is appropriate to the setting and complies with BS 5489-1:2020. Furthermore, the lighting scheme should be produced in collaboration with a suitably qualified ecologist to ensure the lighting scheme does not affect ecology including, but not limited to, bats.

The external lighting scheme shall be fully implemented in accordance with the approved details prior to the first occupation of the dwellings and shall be maintained thereafter. No additional external lighting shall be installed without prior consent from the Local Planning Authority.

Reason:

In the interests of the retention, protection and enhancement of wildlife and biological features; and to ensure that adequate external lighting is provided to safeguard the amenity of residents and users of the site, in accordance with policies DEV2, DEV10, DEV20 and DEV26 of the Plymouth and Southwest Devon Joint Local Plan 2014-2019 (2019) and the National Planning Policy Framework (2021).

CONDITION 5: EXTERNAL MATERIALS AND FINISHES

PRE-INSTALLATION

Details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

OFFICIAL

Once approved the development shall be carried out at all times in strict accordance with the approved details and permanently retained as such, or such other details as may subsequently be agreed in writing by the Local Planning Authority.

Reason:

To ensure that the details of the proposed works comply with DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034, the National Design Guide and chapter 12 of the NPPF.