

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00852/FUL	Item	01
Date Valid	25.06.2025	Ward	DRAKE
Site Address	38 North Hill Plymouth PL4 8ET		
Proposal	Erection of two storey extension to extend adjacent purpose built student accommodation (24/00646/FUL)		
Applicant	Mr Justin Bryce		
Application Type	Full Application		
Target Date	20.08.2025	Committee Date	18.09.2025
Extended Target Date	N/A		
Decision Category	Councillor Referral		
Case Officer	Ms Abbey Edwards		
Recommendation	Grant Conditionally		



The application has been referred to the Planning Committee by Councillor Ricketts.

1. Description of Site

This application relates to No. 38 North Hill, a mid-terraced, single storey commercial unit, constructed in the mid-19th century. The building is currently in use as a Barbers (Use Class E). No. 40-42 North Hill, immediately north of the site, has recently gained permission for its change of use and conversion to purpose built student accommodation (16 bed). No. 34-36 North Hill, immediately south of the site, is a double fronted café.

The internal layout of No. 38 North Hill has not been surveyed as this planning application seeks to construct two floors above the unit but does not propose any changes to the commercial unit itself.

The surrounding area is mixed-use in character. This includes a range of commercial units along North Hill (offices, shops, cafes, bars and solicitors), student accommodation and residential

dwellings. Residential is the predominant use in the wider locality. The site is within walking distance to Mutley Plain District Centre and the City Centre, is well served by public transport and is considered a sustainable location.

2. Proposal Description

This full planning application is for the erection of a two-storey extension above No. 38 North Hill.

This is to provide an extension to the purpose built student accommodation at 40-42 North Hill which is currently under construction. The proposed development would provide 6 additional studio bedrooms, split across the two floors.

3. Pre-application Enquiry

None.

4. Relevant Planning History

90/03622/FUL - Change of use of basement and ground floor to café/restaurant

84/02694/FUL - Alterations and extension to sale rooms - Granted conditionally

83/00831/FUL - Extension of car port - Granted conditionally

82/03605/FUL - Conversion of Auction Rooms into Estate Agent's Office - Granted conditionally

40-42 North Hill

24/00646/FUL - Change of use, conversion and extension of existing building to provide purpose built student accommodation - Grant conditionally

24/01469/CDM- Condition Discharge: Conditions 3 (Drainage), 4 (Construction Traffic Management Plan), 5 (Dilapidation Survey), 6 (Landscaping), 7 (LEMP), 8 (Materials), 9 (Maintenance Schedule), and 10 (Ecological Mitigation) of application 24/00646/FUL - Condition details agreed

25/00219/S73 - Variation of Conditions 1 (Approved Plans) and 13 (As-Built SAP Assessment) of application 24/00646/FUL to replace aluminium framed windows on upper floors with UPVC, remove air source heat pumps and provide additional solar PV panels - Refused

5. Consultation Responses

Highway Authority- No objection, conditions recommended

Public Protection team - No objection, conditions recommended

Urban Design - No objection subject to further consideration around design

Natural Infrastructure team - No objection subject to conditions

University of Plymouth - No comments received

Designing out Crime Officer - No objection subject to compliance with the Student Management Plan approved under application 24/00646/FUL

Lead Local Flood Authority - No objection, conditions recommended

Natural England - Site of Special Scientific Interest (SSSI) Impact Risk Zones - Recreational Impacts (Standing Advice)

6. Representations

One letter of representation was received, objecting to the proposed development on the grounds that building student flats would damage the atmosphere of North Hill.

The application was referred to Planning Committee by a local ward Member, objecting to the application on the basis that the proposed development would amount to overdevelopment and this would be detrimental to the visual impact of the historic North Hill landscape.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, national development management policies, local finance and any other material considerations. Section 38(5B) of the 2004 Planning and Compensation Act sets out that the determination of any matter under the Planning Acts must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise. For the purposes of decision making, the Plymouth & South West Devon Joint Local Plan (JLP) 2014 - 2034 is part of the development plan for Plymouth City Council. The Plymouth & South West Devon Supplementary Planning Document sets out guidance relating to the implementation of the policies of the JLP.

The relevant policies and/or provisions of the following documents also have the potential to be material to the consideration of the application: National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the Plymouth and South West Devon Supplementary Planning Document (SPD) 2020, the Plymouth and South West Devon Climate Emergency Planning Statement (CEPS) 2022, and the Joint Local Plan Five Year Review Report, 2024.

Following adoption of the Joint Local Plan, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG) of their choice to monitor the Housing Requirement at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the Five-Year Housing Land Supply (5YHLS) assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change. On 12 December 2024 the Ministry of Housing, Communities and Local Government published the HDT 2023 measurement. This confirmed the Plymouth, South Hams and West Devon's joint measurement as 113% and there are no policy consequences.

A 5% buffer is required to be applied for the purposes of calculating a five-year housing land supply at the whole plan level. As a result of the new standard method set out in national planning practice guidance, and the housing provisions of the NPPF, the combined authorities are only able to demonstrate a 2.53year housing land supply. This means that the presumption in favour of sustainable development set out in paragraph 11d applies for decision-making purposes, and that planning permission should be granted unless the specific circumstances set out in sub-points (i) or (ii) in paragraph 11d are satisfied.

8. Analysis

8.1 This application has been considered in the context of the development plan, the Framework and other material considerations as set out in Section 7.

Need for housing development

8.2 The publication of the updated NPPF on 12th December 2024, alongside new guidance, sets out a new standard method to calculate local housing need with the clear aim of increasing housing delivery nationally. Policy SPT3 (Provision for new homes) of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) (JLP) sets an overall housing requirement for the JLP Plan Area of 26,700 dwellings (net), which is 1,335 per annum for the Plan Period between 2014 and 2034.

8.3 The new standard method, however, identifies a housing need for the Plan Area of 2,643 dwellings per annum. The LPA therefore accepts that, given the provisions of NPPG (Paragraph: 062, Reference ID: 61-062-20190315, Revision Date: 15/03/2019) and paragraph 34 of the NPPF, that SPT3 is now out of date.

8.4 The extent of the shortfall in relation to the 5YHLS is such that significant weight needs to be given to it in the planning balance.

Principle of Development

8.5 Paragraph 63 of the National Planning Policy Framework states that the need for housing should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

8.6 This application is for an extension to the consented purpose built student accommodation at 40-42 North Hill, currently under construction. The consented scheme comprises of 16 studio bed spaces plus communal areas.

8.7 The intention is that the development under consideration would read as a seamless continuation of the neighbouring student accommodation development, providing 6 additional bed spaces.

8.8 Officers note that the City can no longer demonstrate a 5 year land supply and this application would contribute to the City's housing figures, through the provision of alternative residential use, in the form of student accommodation. As stipulated in Policy DEV12, it is preferable that student needs are met as far as possible in purpose built student accommodation (PBSA) as this reduces the need to convert more housing that is currently available for families and can enable the re-purposing of existing HMOs currently occupied by students. Officers have given this significant weight in the consideration of this application.

8.9 The Joint Local Plan identifies site allocations in the City Centre which make a provision for purpose built student accommodation (PBSA). The application site is not within an allocated site and therefore must be assessed against the policy criterion of DEV12 (Purpose Built Student Accommodation in the Plymouth Policy Area).

8.10 Policy DEV12 recognises that there is a need to provide accommodation for students and it is preferable that student needs are met as far as possible in purpose built student accommodation (PBSA) as this can; reduce the need to convert more housing that is currently available for families, create sustainable locations for student accommodation which reduces the need to travel in areas that serve the needs of students and provide a stock of well-managed, secure and regulated environments that will minimise the impact on amenity on other households in residential neighbourhoods. The Policy also seeks to prevent an oversupply and excessive concentrations of student accommodation in one locality.

8.11 This report will now go through each of the Policy DEV12 criteria.

1. The development meets an identified need for the type of accommodation proposed

8.12 During the assessment of the consented scheme, the Applicant provided substantial information to demonstrate an identified need for purpose built student accommodation. Submitted data demonstrated an increase in student enrolment numbers within Plymouth from 2019/20 to 2022/23. It was noted that in March 2023, Council figures show the total full time student enrolment numbers for 2022/23 were 24,824 across the 3 universities in Plymouth. As of the 31st March 2023, there were 7,197 PBSA bed spaces in the City with 556 bed spaces under construction, and planning permission (not started) for a further 270 spaces. Comparing these numbers against student

enrolment numbers, it is noted that at least 68% of students do not have access to PBSA. It is noted that the Applicant's existing student accommodation supply is oversubscribed and has been fully let for the past 26 years.

8.13 The submitted information also highlighted a demonstrable increase in the desirability of PBSA, evidenced through an increase in students at the University of Plymouth choosing to live in private sector halls accommodation (43% increase in 2021/22 compared with 2020/21). This is noted to be likely due to the advantages of PBSA including security, social interactions and on-site management.

8.14 This aligned with comments provided by the University of Plymouth's Head of Facilities and local lettings agent who noted they are experiencing a higher proportion of students now selecting purpose-built student accommodation beyond their first year of study, a gradual migration of students from less suitable HMO houses in the City to purpose built student accommodation and a continual high demand for student accommodation more generally, which is expected to increase as Plymouth University enrolment numbers are predicted to grow in the coming years.

8.15 Officers consider the above information remains relevant and adequate for the purpose of identifying the need for purpose built student accommodation for this application.

2. The development is in an appropriate location, which is easily accessible to university/college facilities by sustainable modes of transport.

8.16 The application building is located a 4-minute walk from Plymouth University and a 7-minute walk from Plymouth College of Art. The building sits on North Hill, a key strategic route into the City where there are a number of bus links to the University of St Mark and St John (1A, 1, 42A/C) averaging around 36 minute travel time. The development is therefore considered to be in an appropriate location.

3. The proposal does not result in an excessive concentration of student accommodation in one locality

8.17 There are a number of PBSA and student bed spaces within the local area and this application will add to the concentration. There are currently no family dwellings immediately adjacent to the site. There are family dwellings located within Skardon Place, above commercial units at 46 - 54 North Hill and within Bedford Terrace and the surrounding streets.

8.18 The proposal seeks to provide 6 student bed spaces which is not considered a significant increase in student numbers, particularly when taking into consideration the busy North Hill location. Officers appreciate the number of student bed spaces are generally higher in this location compared to other areas of the City but note that this is not uncommon in areas adjacent to Universities.

8.19 Given the limited scale of development and separation to family dwellings, Officers do not consider this would warrant a refusal of the application on the grounds of excessive concentration, in line with criteria 3 of DEV12.

4. The proposal does not result in a harmful loss of an existing use

8.20 This proposal does not result in the loss of an existing use.

5. The layout, design and facilities provided within the development is of a high standard and meet identified student needs including adequate laundry provisions, communal space and social learning facilities

8.21 The proposed studios measure between 21-25sqm in size. This is comparable to existing purpose built student accommodation developments within the City. The students would benefit from the large communal area within the basement of 40-42 North Hill which comprises of a seating area, dining area, games room, cinema room and laundry room.

8.22 Daylight and outlook to the rear studios is somewhat restricted due to the constrained nature of the site. However, Officers acknowledge secondary windows have been provided and consider outlook and daylight to these rooms wouldn't be such as to warrant a refusal of the application.

8.23 There is no external amenity space proposed, however, it is acknowledged that the site is located within a densely developed urban area and Officers consider the absence of external amenity space is mitigated by the site's close proximity to Drake's Place (1 minute walking distance) and Beaumont Park (11 minutes walking distance).

8.24 Information relating to noise has been provided which states the building will be designed to achieve the internal noise levels as set out within British Standard 8233:2014. This is accepted and it is recommended that this is conditioned.

8.25 Overall, Officers consider the development would provide good quality living accommodation for students.

6. The development does not conflict with adjacent uses or the general amenity of the surrounding area

8.26 The application building would form an extension to existing student accommodation and the surrounding area contains a mix of commercial and residential uses. It is considered that the proposal would not conflict with these uses.

7. Appropriate management plans are submitted ensuring that a positive and safe living environment is created for students and to minimise the potential negative impacts on the local community

8.27 A student management plan was submitted and approved as part of the consented scheme at 40-42 North Hill. This contained measures including CCTV, video door entry systems and a regular presence on site by the management team and maintenance staff. The plan also referred to collaborative working with Student Minds, a government charity to support student's mental health and Safe Space Alliance, to enhance security. The security plan will be put in place and consultation with the Local Ward Councillors will take place prior to its implementation.

8.28 An updated management plan is required which will take account of the additional bed spaces proposed under this application. This is recommended to be secured via condition.

8. Detailed arrivals plans are submitted ensuring that adequate facilities are in place to accommodate vehicular movements in particular at the start and end of terms

8.29 The management company seeks to utilise two existing parking spaces within Bedford Terrace to facilitate student arrivals, with arrival dates staggered to alleviate pressure on the local highway. This should be set out within an updated travel plan and student management plan, both of which have been recommended to be secured via condition.

9. All proposals are future proofed in terms of design to support potential alternative uses as appropriate.

8.30 Layout options have been provided which demonstrate how the additional units could be reconfigured to create residential flats. Officers consider the site could be capable of conversion to alternative residential uses without significant intervention.

10. The levels of on street parking required can be reasonably accommodated or regulated through parking control measures

8.31 The Local Highway Authority note the site is located within a sustainable area of the city within close proximity of the train station, bus stops and cycle routes. The site is adjacent to three controlled parking zones C, D and J and residents would not be eligible to obtain parking permits or visitor tickets for these zones. An informative has been added to alert the Applicant that if the zones were to be extended, the property would be excluded from obtaining parking permits or visitor tickets. This would limit the opportunity for overspill on-street parking in the area. For these reasons, the Highway Authority consider the site could be deemed car free.

8.32 There are a number of public car parks within the locality which can be used by students, staff and contractors.

8.33 As noted above, there are two existing vehicle parking spaces adjacent to the building, within the Applicant's ownership that will be utilised for student arrivals and departures. Officers acknowledge that these two spaces currently serve other developments and therefore there is likely to be pressure on them at particular times. However, this would be mitigated through the student management plan.

8.34 Officers recommend a construction traffic management plan is conditioned to ensure the traffic impacts associated with the construction phase of the works do not lead to adverse impacts on the highway. The Highway Authority team recommend a highway dilapidation survey is submitted via condition, however, Officers note a survey has been submitted for the consented scheme and this proposal would likely provide a continuation of this.

11. There is adequate storage for recycling/refuse and cycles

8.35 In line with the Plymouth and South West Devon SPD, 6 additional cycle spaces should be provided within the building. The cycle store within the consented scheme has been increased in size to accommodate this and Officers consider this to be acceptable.

8.36 The development will utilise the approved refuse storage (four 2,200 litre bins for recycling and general waste) which are to be housed in timber bin stores.

8.37 Overall, Officers consider the proposal complies with the criteria of Policy DEV12 and the guidance contained within the Plymouth and South West Devon SPD.

Design

8.38 The intention is to maintain a seamless continuation of the consented development at 40-42 North Hill. The proposed extension would match the material palette, window proportions, and articulation of the approved scheme. Officers support this approach and consider the submitted plans achieve this.

8.39 The proposed plans provide an appropriate level of modelling and interest for the southern elevation and this would not prevent future development of the remainder of the terrace.

8.40 Whilst render is generally discouraged due to City wide issues with staining, following Officer discussions, the colour of the proposed render has been changed from white to a more stain forgiving grey. Officers consider this plus an external materials maintenance plan, which is recommended to be conditioned, sufficiently addresses the concerns.

8.41 Officers discourage the use of uPVC window frames on the extension as this is not consistent with what was approved on 40-42 North Hill. Officers consider a condition would need to be attached for full details of external materials and this would then be dealt with at condition discharge stage.

8.42 Overall, with the addition of conditions as outlined above, the proposed design complies with Joint Local Plan Policy DEV20.

Drainage and Flooding

8.43 The application site is located within Flood Zone I and is considered to be at low risk from fluvial and tidal flooding. The site is at low risk from surface water flooding. Unmanaged surface water run-off from this site has the potential to increase surface water flooding downstream.

8.44 The site is located in a Critical Drainage Area where the Environment Agency considers the existing drainage system to be at or close to capacity. There are no SWW surface water sewers in the vicinity of the site. There is a SWW combined sewer running through the site.

8.45 There will be no increase in impermeable area as a result of the development. The Lead Local Flood Authority raise no objection to the proposal subject to the submission of details relating to the existing and proposed surface water drainage system and written confirmation from South West Water approving the proposed connection to the combined sewer. Both of these aspects are recommended to be conditioned, and the proposal is then considered to comply with Policy DEV35 of the Joint Local Plan.

Climate Emergency

8.46 The development would provide an extension to the consented scheme which seeks to use sustainably sourced materials where possible and incorporates renewable energy solutions such as solar PV panels and air source heat pumps to meet energy demands. As the proposed development would provide additional roof space, the Applicant has agreed to additional solar PV panels, the details of which should be submitted via condition. With the addition of conditions, Officers are of the view that the development complies with Policy DEV32 of the Joint Local Plan and would contribute to the City's climate emergency initiatives.

Biodiversity Net Gain

8.47 This application was submitted after the national biodiversity net gain requirement came into effect for minor development. However, as the site does not contain any priority habitat and/or less than 25sqm of other habitat, the development is considered 'de minimise' and is therefore exempt from the requirement.

HRA

8.48 The site underwent a Habitats Regulation Assessment by the Natural Infrastructure Team, which concluded that the application would have significant effect, without any avoidance or mitigation measures, on European and Internationally Protected sites. However, the effects are within those detailed in the Tamar Estuaries Management Plan and the Yealm Estuary Environment Management Plan and there is no significant impact on the protected sites.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

The development will be CIL liable.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations have not been requested to mitigate the impact of development.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty. Officers consider that this application will not cause discrimination based on gender, age or disability.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and conclude that the proposed extension, which would provide an additional 6 bed spaces to the consented student accommodation at 40-42 North Hill, accords with the Joint Local Plan, Plymouth and South West Devon SPD and the National Planning Policy Framework. The application is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 25.06.2025 it is recommended to Grant Conditionally.

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

I CONDITION: APPROVED PLANS

Proposed Ground Floor 9007E-DR-A-00-1100 Rev A received 08/08/25

Proposed Roof Plan 9007E-DR-A-03-1102 Rev A received 08/08/25

Proposed South Elevation 9007E-DR-A-X-1210 Rev A received 08/08/25

Proposed West Elevation 9007E-DR-A-X-1211 Rev A received 08/08/25

Proposed First and Second Floor 9007E-DR-A-X-1101 Rev D received 03/09/25

Site Location Plan and Site Block Plan 9007E-DR-A-X-1000 Rev C received 03/09/25

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: COMMENCE WITHIN 3 YEARS

The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

3 CONDITION: PROVISION OF DRAINAGE WORKS

PRE-COMMENCEMENT

No development shall take place until details of the existing and proposed surface water drainage system have been submitted to and approved in writing by the Local Planning Authority. SWW should be consulted for any drainage strategy that proposes to connect to the existing SWW combined sewerage system and written confirmation from SWW should be submitted.

A construction environment management plan incorporating method statements should be submitted to demonstrate how the new drainage system and water environment is protected during the demolition and construction phase.

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 satisfactory surface water management in accordance with Policies DEV2 and DEV35 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

Justification: Necessary because of the essential need to ensure the drainage provisions within the development are adequately provided for before development.

4 CONDITION: CONSTRUCTION TRAFFIC MANAGEMENT PLAN

PRE-COMMENCEMENT

The development works hereby proposed shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The said CTMP shall be submitted prior to the commencement of the development works and shall include details relating to the detailed programme of works, details of construction vehicle movements including number, type and size of vehicles; construction operation hours; routes being used by construction vehicles and contractors parking arrangements. The development works hereby proposed shall be carried out strictly in accordance with the approved CTMP.

Reason:

To ensure that the traffic impacts associated with the construction phase of the works does not lead to adverse impacts upon the operation of the Local Road Network in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan

Justification: Necessary to ensure traffic impacts associated with the construction works are managed.

5 CONDITION: EXTERNAL MATERIALS

PRE-DPC

Notwithstanding the approved elevation plans, development shall not proceed past damp proof course, until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

6 CONDITION: MAINTENANCE SCHEDULE

PRE-DPC

Development shall not proceed past damp proof course until a Maintenance Schedule for the exterior of the building has been submitted to and approved in writing by the Local Planning Authority. The said Maintenance Schedule will provide details relating to how all external materials shall be maintained in a good, clean condition and appearance for the building's lifetime and how any problems with corrosion, discolouration, weathering, or other defects will be rectified promptly. Once approved, the building shall be operated in accordance with the approved schedule.

Reason:

To ensure that the appearance of the building remains satisfactory throughout its lifetime and that the building is in keeping with the standards of the vicinity in accordance with Policy DEV20 of the Plymouth & South West Devon Joint Local Plan and the National Planning Policy Framework.

7 CONDITION: CYCLE PROVISION

PRE-OCCUPATION

The residential accommodation hereby approved shall not be occupied until space has been laid out within the site in accordance with approved plan 9007E-DR-A-00-1100 REV A for 6 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

8 CONDITION: TRAVEL PLAN

PRE-OCCUPATION

The development hereby permitted shall not be occupied until a Residential Travel Plan (RTP) has been submitted to and approved in writing by the Local Planning Authority. The RTP shall seek to encourage residents and visitors to use modes of transport other than the private car to get to and from the site. It shall also include details of the measures/initiatives that will be implemented in order to secure the modal shift targets, an agreed arrangement for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation, the developer shall operate the approved Residential Travel Plan. The applicant should contact the Sustainable Transport Team within Strategic Planning and Infrastructure for site-specific advice prior to preparing the Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

9 CONDITION: AS-BUILT SAP ASSESSMENT

PRE-OCCUPATION

Prior to the occupation of the development hereby approved, an as-built SAP Assessment shall be submitted to and approved in writing by the Local Planning Authority which demonstrates that the scheme has achieved regulated carbon emissions levels of 20% less than that required by Building Regulations Part L.

Details of Solar PV panels and their location shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be provided for prior to occupation of the development hereby approved and thereafter be retained.

Reason:

To ensure that the scheme provides sustainable and low carbon development in line with policy DEV32 of the Plymouth and South West Devon Joint Local Plan and the Plymouth and South West Devon Climate Emergency Planning Statement (2022).

10 CONDITION: MANAGE STUDENT ACCOMMODATION

PRE-OCCUPATION

Prior to occupation of the development hereby approved, a management plan for the operation of the accommodation, which shall include contact details (including postal address, email address and telephone number) of the person to be contacted regarding any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall thereafter be adhered to strictly at all times. Consultation with Local Ward Members shall be carried out prior to implementation of the plan.

The management plan shall be adhered to strictly at all times.

Reason:

In the interests of resident's safety, local amenity and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with

Policies DEV2 and DEV10 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

11 CONDITION: DROP-OFF CAR PARKING PROVISION

PRE-OCCUPATION

The building shall not be occupied until the drop off space shown on the approved plans has been brought into use in accordance with the approved details and details regarding the management and enforcement measures for the drop-off spaces have been submitted to and approved in writing by the Local Planning Authority.

That area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan.

12 CONDITION: BIN STORAGE

PRE-OCCUPATION

The development hereby approved shall not be occupied until the bin storage area shown on the approved plan (9007E-DR-A-00-1100 REV A) has been made available for use. The bin storage area shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority. Waste and recycling bins shall be stored in this area at all times except for collection day.

Reason:

To prevent street clutter and polluting effects from refuse storage in accordance with Policies DEV1, DEV2 and DEV31 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

13 CONDITION: STUDENT BEDROOMS

No more than 6 student rooms within the application building shall be used as bedrooms. The Local Planning Authority must give written approval to any variation of this requirement.

Reason:

The proposed layout, together with the use of the remaining rooms for communal facilities has been assessed and considered acceptable in planning terms and any other arrangement would need to be assessed on its merits. This condition is in accordance with Policies DEV10 and DEV12 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

14 CONDITION: STUDENT USE

The units of residential accommodation within the buildings shall only be occupied by students in full-time education , by a warden (who may not be in full-time education), by student delegates attending university conferences or courses during vacation periods (No such delegate shall occupy the premises for more than four weeks in any calendar year), or any registered student of any college or university , provided that the student is studying a for a qualification at Higher Education level on a

course that satisfies the criteria on eligibility for council tax exemption for student occupation of premises that is in force at the date of this planning permission, or any future such criteria as apply from time to time and for no other purpose. If any occupation is required not in-line with the above, a written request detailing the type and duration of the occupation required and justification for it shall be submitted to and approved in writing prior to said occupation taking place. The occupation shall then accord with the approved request.

Reason:

The proposed development has been designed for the specific use as student accommodation. It is not suited to other residential uses without substantial alterations given the limited internal space per unit to comply with policies DEV10 and DEV12 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

15 CONDITION: NOISE

The development shall be constructed in accordance with BS8233:2014 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 35 dB LAeq for living rooms (07:00 to 23:00 daytime) and 30 dB LAeq for bedrooms (23:00 to 07:00 night-time), with windows shut and other means of ventilation provided.

Reason:

To ensure that the student accommodation hereby permitted achieves a satisfactory living standard and do not experience unacceptable levels of noise disturbance to avoid conflict with Policies DEV1 and DEV2 of the Plymouth & South West Devon Joint Local Plan and Section 15 of the National Planning Policy Framework.

16 CONDITION: HOURS OF CONSTRUCTION

Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:30 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays

Reason:

To protect the residential and general amenity of the area from noise emanating from the business and avoid conflict with Policies DEV1 and DEV2 of the Plymouth and Southwest Devon Joint Local Plan.

INFORMATIVES

I INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

Further information on CIL can be found on our website here:

<https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructurelevy>

More information and CIL Forms can be accessed via the Planning Portal:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

More detailed information on CIL including process flow charts, published by the Ministry of Housing, Local Communities and Government can also be found here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

2 INFORMATIVE: RESIDENT PARKING PERMIT

The development has been assessed as 'car free' development. To ensure that the development remains car free the occupiers of the property shall be exempt from obtaining any parking permits should the site be included in any new or expanded Controlled Parking Zones in the future.

3 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

4 INFORMATIVE: BIODIVERSITY NET GAIN EXEMPTION

In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, this application is exempt from mandatory BNG as the development is subject to the de minimise exemption (development that does not impact a priority habitat and impacts less than 25sqm of habitat).