

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: 49-51 North Hill, Plymouth, PL4 8HB

Planning Application Number: 25/00717/FUL

Applicant: Mr D Fellows

Pages: 13-32

Since the Case Officer's report was written, further information has been received from the Applicant in response to an objection by the Council's Low Carbon Officer.

The Low Carbon Officer previously objected to the application on the basis that the proposal sought to replace gas boilers with new gas boilers. Whilst the intention was to provide gas boilers capable of connecting to the district heat network (once available), this was considered to conflict with M3 of the Climate Emergency Planning Statement which states 'development proposals should be served by low or zero carbon space and water heating and where relevant cooling systems, with an emphasis on ground, air and water source heat pumps'. The reliance on gas boilers was also considered to conflict with the carbon reduction target written into Policy DEV32 of the Joint Local Plan.

The Applicant has since provided a statement, confirming that the intention is to utilise air source heat pumps for the heating and cooling system with a gas boiler for back up use only. Further consultation has been carried out with the Low Carbon Officer who considers this overcomes the concerns and has subsequently removed their objection. The proposal is now considered compliant with M3 of the Climate Emergency Planning Statement and Policy DEV32 of the Joint Local Plan.

Technical details of the proposed heating system are required to ensure suitability and confirm capability of connection to the district heat network. Condition 8 has therefore been amended to reflect this change.

Updated condition wording

{\b CONDITION: HEATING SYSTEM/ DISTRICT HEATING NETWORK}

{\ul PRE-INSTALLATION}

Prior to the installation of the entire replacement heating system, details of the system including how this has been designed to be compatible with and able to connect to the future district heating network, when available, shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- 1. A report identifying how the development has been designed to be compatible with and allow future connection to a local district energy network in line with current best practice.*
- 2. Details of the technical specification of the proposed replacement heating and cooling system capable of connection to district heating network. This shall include details of the Air Source Heat Pump provided as the primary and lead heat source, retaining gas back up. Details to be submitted include: compliance with the relevant standards including Heat Network Technical Assurance Standards/ CIBSE CPI.2, space for ancillary plant in the plant room.*
- 3. Location of the future connection point at the edge of the site or publicly accessible area, including interconnecting and valved pipework to this point from the building, including a plan showing detail of valved pipework and connection roots from the edge of the building to the plant room.*

Once approved the development shall be completed and implemented in full accordance with the approved details and be permanently retained thereafter.

Reason:

To ensure that the development is in accordance with Policy DEV32 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraph 166 of the National Planning Policy Framework 2024.

For clarity, the planning balance as set out in paragraph 8.67 of the Officer's recommendation has now changed, given that the proposal no longer conflicts with Policy DEV32 and the Climate Emergency Planning Statement. The identified conflict with Policy DEV20 remains, as per the report.

Officer's note that a fence has recently been erected around the boundaries of the site. It is understood that preparatory internal works have commenced on the building. These works would not require planning permission, and therefore the fence is considered permitted development under Schedule 2, Part 4, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

No changes are proposed to the Officer's recommendation, which remains that of a conditional approval subject to the signing of a S106 agreement.