

**ADDENDUM REPORT PLANNING COMMITTEE**  
**7<sup>th</sup> January 2010**

**Item: 04**

**Site: 34 Downham Gardens, Tamerton Foliot, Plymouth**

**Ref: 09/01696/FUL**

**Applicant: Mr K Pethick**

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Since completion of the officer's report consultation responses have been received from Transport and Public Protection Services who although have no objections, recommend the inclusion of two conditions and an informative.

The response from Transport recommends that following the condition is included:

(1) Condition - Car Parking Provision

The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with the details submitted to and approved by the Local Planning Authority, and 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.

The case officer accepts the need for this condition on the basis that the garage may not always be used for car parking therefore necessitating parking on the driveway.

The response from Public Protection Services recommends that the following condition and informative is added to any consent:

(2) Condition - Code of Practice

Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority, The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

(1) Informative - Land Quality

The Council's Environmental Protection Officer (Land Quality), Public Protection Service, advises that the site is adjacent to an area of historical

industrial activity/filled ground and there is the possibility of contamination of the site as a result. It is therefore recommended that appropriate assessments and site investigations are carried out and, depending on the results, appropriate measures put into place to remediate any contamination affecting the proposed development.

#### Conclusion

The Case Officer's recommendation remains, ie that planning permission should be granted conditionally. The Committee is also recommended now to include the above two planning conditions and informative in the planning decision notice.