

## **ADDENDUM REPORT PLANNING COMMITTEE 4<sup>th</sup> March 2010**

**Item: 04**

**Site: Land at Foulston Avenue, Barne Barton, Plymouth**

**Ref: 09/01836/FUL**

**Applicant: Devon and Cornwall Housing (DCHA) and Homes and Communities Agency (HCA)**

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Since completion of the officer's report one letter of representation has been received. This is a letter of objection but it does not raise any new material planning considerations and therefore would not affect the officer's recommendation.

A response has now been received from the Environment Agency. It is proposed that rainwater be discharged into the Tamar Estuary which the Environment Agency accepts providing a suitable discharge point can be provided. They have therefore confirmed that they have no objections to the proposal providing conditions relating to surface water drainage and land contamination be included within any grant of planning permission. Those conditions relating to land contamination have already been attached therefore the only additional condition proposed is as below:

### **SURFACE WATER DRAINAGE**

*No development approved by this permission shall be commenced until details of a scheme for the provision of surface water management has been submitted to and approved in writing by the Local Planning Authority. The details shall include:-*

- *Details of the drainage during the construction phase*
- *A timetable of construction*
- *A construction quality control procedure*
- *Details of the final drainage scheme*
- *Provision for overland flow routes*
- *A plan for the future maintenance and management of the system.*

*Prior to operation 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 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 prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal in accordance with policies CS21 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.*

In addition to this condition it is requested that the following informatives be attached as advised by the Environment Agency.

### **Pollution Prevention**

*(1)The developer should adhere to the Environment Agency's Pollution Prevention Guidelines which are available on their website via the following link:*

*<http://www.environmentagency.gov.uk/business/topics/pollution/39083.aspx>. In particular, 'Working At Construction and Demolition Sites': PPG6 covers waste removal on site, drainage issues and pollution prevention on site. 'Works and maintenance in or near water': PPG5 should be adhered to for any stream engineering that takes place.*

### *Sewage Capacity*

*(2) The applicant is advised to consult South West Water regarding sewage capacity. It is important that the foul drainage infrastructure can meet the increase in sewage arising from the new housing without compromising the performance of surrounding pump stations and works.*

The Health and Safety Executive have now provided a response and do not raise any objections to this development.

No objections have been raised by the Ministry of Defence.

Further to these consultation responses, members should note that in the site description section of the officer report, the parking area for the houses in the inner loop is to the east (not west) and the seven houses are to the north-west of the loop (not north-east)- this shall be corrected accordingly.

A request has been made by the applicant for condition 22 to be re-worded to allow them the flexibility to start work on the 2 areas unaffected by the requirement to carry out ecology surveys. They wish to occupy these units before works to the highway associated with the other units is completed. The two areas the applicant wishes to start on are the 7 houses to the north-west and possibly those in the loop. The Transport Service are happy that the conditions can be reworded accordingly and providing all other conditions are adhered to, phasing the work in this way will have not be of detriment to the highway. Condition 22 is therefore now proposed to read:

### GRAMPIAN (ACCESS/HIGHWAY IMPROVEMENTS)

(22) The proposed access and improvements to the existing highway shown on the approved plans must be completed in accordance with a schedule of works to be agreed in writing with the Local Planning Authority.

### Reason:

In the interests of highway and pedestrian safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.