

ADDENDUM REPORT PLANNING COMMITTEE 26th AUGUST 2010

Item: 12

Site: Former Tothill Sidings Land South Of Knighton Road Plymouth.

Ref: 10/00851/OUT

Applicant: Mr H Shibl.

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1. Biodiversity

It is proposed to add the following condition:

(21) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Enhancement and Mitigation Plan (updated August 2010) for the site. Prior to development commencing, a suitable reptile receptor site must be identified.

Reason: In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in PPS9.

2. Environment Agency

Comments from the Environment Agency have now been received, stating no objection subject to the following condition, which is proposed to be added as condition 22 to the report:

(22) 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;
- details of the final drainage scheme;
- provision for exceedance pathways and overland flow routes;
- a timetable of construction;
- a construction quality control procedure; and
- a plan for the future maintenance and management of the system and overland flow routes.

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 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 during and after development.