

ITEM: 03

Application Number: 10/01592/FUL

Applicant: Torr Home

Description of Application: New care home building for elderly mentally infirmed and formation of new car park areas

Type of Application: Full Application

Site Address: TORR HOME, THE DRIVE PLYMOUTH

Ward: Peverell

Valid Date of Application: 08/10/2010

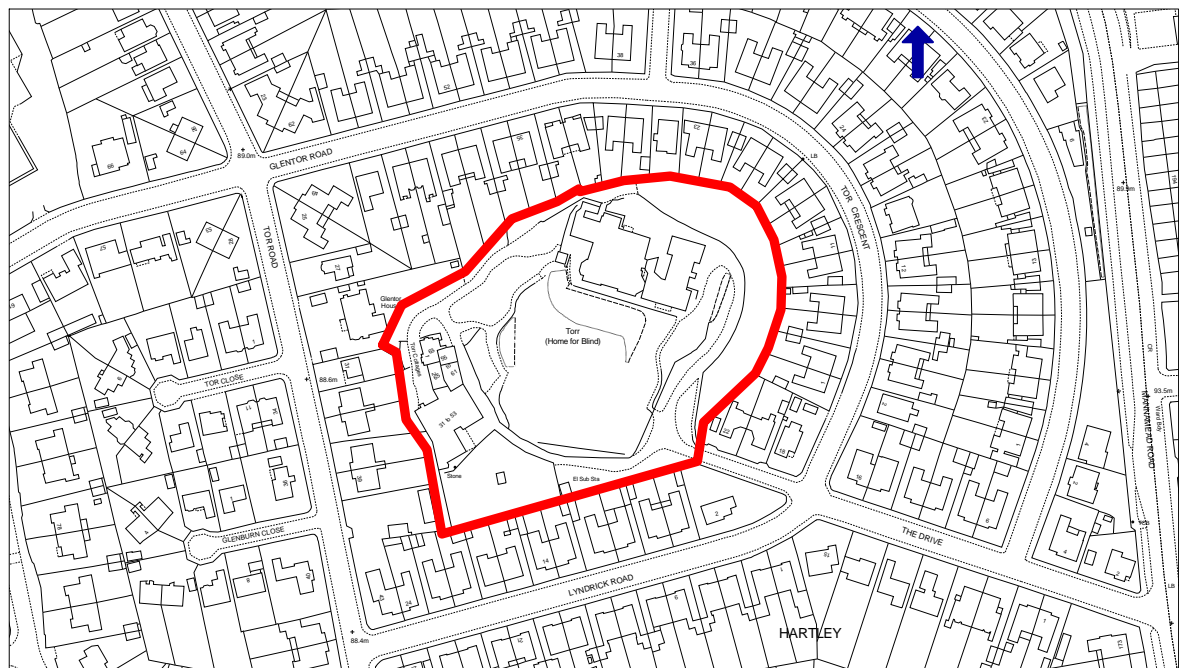
8/13 Week Date: **07/01/2011**

Decision Category: Member Referral

Case Officer : Kate Saunders

Recommendation: Grant Conditionally

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OFFICERS REPORT

This application is being considered by Planning Committee as a result of a Member referral by Councillor Dr Mahony, who considers that the proposal is too close to properties in Lyndrick Road.

Site Description

Torr Home is a large period property set within 1.2 hectares of landscaped grounds in the Hartley area of the City. The main building occupies an elevated position in the north east corner of the site with a large lawn extending out to the south. A number of large trees are also situated around the site and are protected by a tree preservation order.

The site is contained by residential development with properties in Lyndrick Road, Tor Road, Glentor Road and Tor Crescent all backing on to the site. Access is provided to the east of the site from The Drive.

The building is currently in use as a residential and nursing home with day care and respite also being provided. On the west of the site a number of outbuildings have been converted to provide 18 self-contained flats which allow independent living for the over 60s.

Proposal Description

New care home building for the Elderly Mentally Infirm (EMI) and formation of new car parking areas

The new EMI building will be located towards the centre of the site, in front of the main Torr Home. The unit will be part-two storey, part-single storey to make use of the changing levels within the site. The unit will contain 16 bedrooms, kitchen, dining room, day room and library. All bedrooms will be en-suite with additional WCs also being provided. The lower floor of the building will primarily be used by staff and will house the reception, offices and changing facilities. The proposal will measure approximately 29 metres by 26.5 metres and will have a hipped roof design. The roof will extend down on the front elevation to form an entrance foyer which will add interest to the main facade of the building. An open atrium will be created in the middle of the development to form an enclosed sitting area for residents.

Relevant Planning History

10/01268/FUL - Removal of 6 antennas and installation of 6 new antennas with O2 and Vodafone sharing, and install new electrical equipment in existing equipment room – Granted conditionally

10/00555/FUL - New care home building for the Elderly Mentally Infirm (EMI) and formation of new car parking areas - Refused

10/00186/FUL - Retention of garden store in south west corner of Torr Home gardens – Granted Conditionally

09/00531/FUL - Variation of condition 3 to remove reference to C2 use and 'to let' premises to instead restrict occupation to a person with visual impairment or a person with infirmities associated with old age – Granted Conditionally

08/01425 - Siting of portable building in grounds of care home to provide temporary office accommodation – Granted Conditionally

07/00711/FUL - Conversion of office, cottage and store outbuildings to 18 self-contained flats for use in association with existing nursing home- Granted Conditionally

06/01253/FUL - Conversion of conference room into two bedrooms- Granted Conditionally

06/00615/FUL - Change of use of cottage to offices for Torr Home for the Blind – Granted Conditionally

Consultation Responses

Highways Authority – No objections subject to conditions

Public Protection Service – No objections subject to conditions

Representations

15 Letters of representation received. The main issues raised are:

- Loss of trees/Damage to protected trees during construction
- Overlooking and loss of privacy
- Building within 21 metres of converted outbuildings
- Dominating structure
- Overdevelopment of site
- Loss of visual amenity
- Increased light pollution
- Increased noise pollution
- Loss of wildlife habitats
- Increased traffic movements causing congestion and noise
- Pollution from increased vehicle movements
- Highway safety
- Disruption from construction works
- Out of keeping design
- Development not sympathetic to existing house/surrounding area
- Suitability of new building for dementia sufferers
- Increase in parking on neighbouring residential streets
- No provision for pedestrians/wheelchairs on road within the site
- Fire hazard from buildings being too close together
- Parking strategy not in accordance with “green” policies

- Blocking access to neighbouring garage
- Landscape proposals not acceptable
- No provision for storage/disposal of clinical waste
- Health impact of mobile phone masts
- Road within site not suitable for additional traffic

The letters also raise the following concerns which are not considered material planning considerations; trees act as a wind belt, property devaluation, damage to view, covenants concerning dry stone walls

Analysis

The main issues to consider with this application are: the effect on the amenities of neighbouring properties, the impact on the character and appearance of the area, loss of trees and highway safety.

This proposal is an amended scheme following the refusal of a similar application on the site in July. In order to address the previous concern, which related to the loss of a prominent, protected tree on the site, the position of the new building has been relocated to a more central position within the site.

IMPACT OF BUILDING

The proposal involves the construction of a fairly substantial building for use as a 16-bed EMI unit. The proposed building has been designed to take in to account the sloping nature of the site, being two-storeys to the front and a single-storey to the rear. The new location of the building is in much closer proximity to properties in Lyndrick Road. No's 10 and 12 Lyndrick Road are likely to have the most direct relationship with the EMI unit however these properties are still situated at least 30 metres away. Advice in SPD1 states that habitable room windows facing directly opposite one another should normally be a minimum of 21 metres apart for a two-storey development. The proposal is clearly in excess of this guidance. The distance even to the nearest neighbouring garden is approximately 19 metres. It is considered that a good level of privacy will still be retained at properties in Lyndrick Road. The situation is also aided by the extensive landscaping proposed adjacent to the Lyndrick Road boundary. A mixed tree avenue is proposed alongside shrub under planting which will help form a screen to the proposal. Conditions will be imposed requesting further details of the size and species of trees proposed to ensure they form a suitable buffer year round. It is accepted that at present the properties do have an attractive view over the gardens of Torr Home however views from a private dwelling/garden are not protected by planning legislation. The distance from neighbouring properties and use of quality landscaping will ensure the development does not appear dominating and overbearing.

The building will be some distance from properties in Torr Road, Glentor Road, Torr Crescent and The Drive. In addition existing trees and planting, the converted outbuildings and the main home itself will offer some form of

screening. It is considered that the proposal will not have a significant impact on these dwellings.

The issue of light pollution has also been highlighted. It is noted that the agent has detailed that street lighting is proposed however no details have been supplied. Given that the site is surrounded by residential development a condition requesting further details is considered appropriate. The windows on the front elevation will also emit light, however this will be from standard indoor lighting and given the distance from the neighbouring properties this is not considered unreasonable. During the night curtains/blinds will help block light alongside the proposed tree planting.

Potential increased noise is also raised as a concern. It is not considered that this type of development will result in excessive amounts of noise which could cause harm to neighbouring residents. The issue of noise during construction and from extraction/ventilation equipment will be addressed later in the report.

The development will be situated in close proximity to the existing converted outbuildings. There will be a distance of approximately 13.5 metres separating the buildings, measured corner to corner. Five bedroom windows will be situated in the west elevation of the new unit however due to the different angles of the buildings it is not considered that there will be a direct overlooking relationship. Furthermore additional landscaping is proposed to this side of the building which will further reduce any potential overlooking. It is therefore considered that privacy will not be unreasonably affected with the separation distance and landscaping ensuring the structure does not appear dominating and overbearing.

TREES

This proposal is an improvement from the previous scheme as it retains the overall integrity of the treescape and results in less tree loss. It also allows for rationalisation of the landscape, which if done to a high standard, as suggested will improve the overall quality of the environment.

The proposal does have a large footprint which will mean that the development is still in relatively close proximity to Tree 101, the large feature beech, and Tree 102, a beech situated close to the entrance. However providing the Tree Protection Plan (TPP) is implemented and the Arboricultural Method Statement (AMS) is strictly adhered to, the local planning authority considers that the trees can be retained without undue harm.

In principle the landscape plan is considered to be of a good quality although, as previously stated, further details will be requested regarding size and type of species. This will ensure that the outdoor environment offers therapeutic benefits to residents whilst being aesthetically pleasing to surrounding households.

Letters from neighbours raise the associated problem of loss of wildlife as a result of the tree removal. A Phase 1 habitat survey will be requested via

condition which will then inform a mitigation and enhancement strategy to ensure that the development results in a net biodiversity gain on site.

DESIGN

The design is largely the same as the previously refused scheme. The building has a fairly large footprint, predominantly being single storey in nature. The form and design of the building has been largely influenced by the functional requirements of housing people with mental frailties. The changes most commonly encountered by people suffering with dementia will be in the area of short term memory loss, spatial perception, difficulty planning activities and lowered stress thresholds. The fundamental purpose of a dementia friendly unit is to compensate for the effects of dementia and support retained functions and skills. The development is almost square in nature with a single corridor running around the building, an open atrium then forms an enclosed amenity area in the centre. The form of the building therefore allows residents to wander around independently, from their bedroom to communal areas, without the risk of getting lost. In addition they will also have the ability to go outside without the need for supervision. It is hoped that these features along with the optimal resident number will create a safe, comfortable and secure environment for future residents.

The building is fairly simplistic in terms of its design which is somewhat disappointing. The existing building is of a high quality and although it is not listed or situated within a conservation area it was hoped that a more distinct building would be created to complement and enhance the unique characteristics of the site. However attempts have been made to break up the facades of the building with projecting elements and the use of stonework. The design has made efforts to reflect the form and detailing of the converted outbuildings so it does offer some link to the existing buildings on site.

Although an improved design would be desirable this has to be weighed against the characteristics of the site and the medical need for this facility. Although the site is of high visual quality, it is surrounded by other residential development and the proposal will only be visible from these neighbouring properties and, in a limited way, from the Drive. The building will be set in to the slope and its simple form will not detract from the vista of the main house.

Adult Social Care has confirmed that there is a need for this type of dementia facility within the City. Furthermore in relation to needs analysis the city will in fact be growing its dementia nursing care provision. The location of the unit at Torr Home has also been supported as it will act as a citywide facility.

Therefore in this instance it is considered that the design of the building, although basic, could not warrant refusal of the application given the contained nature of the site and acute medical need for the facility.

TRANSPORT

The highway's officer notes that there were no transport related objections to the previous application, and as the proposal has not significantly changed from this perspective, the previous comments still stand.

A Transport Statement has been produced and the Highways Authority is happy with the proposal. The highways officer notes that the proposed 12 parking spaces is slightly over the stated maximum parking standards however as applications of this nature are considered on a case by case basis this is considered acceptable. The highways officer was encouraged regarding the already high use of public transport at the site. It was noted that cycling is currently the least favoured travel option therefore a condition will be imposed to provide better facilities on site to try and promote its use. The highways officer also considered that the proposal would only create a negligible increase in vehicular trips to and from the site, further split by the shift working pattern. As such there are no concerns regarding the impact of the proposal on the surrounding highway network. Neighbours' concerns regarding highway safety, increased congestion and associated pollution and parking on nearby streets are therefore considered unjustified and could not warrant refusal of the application.

The highways officer does note that the parking spaces proposed opposite the new building may need to be slightly reconfigured to allow for comfortable manoeuvring. This matter can however be addressed via condition.

Further comments were also raised concerning the introduction of footways within the site for pedestrians/wheelchair users; however this is not a matter for the highways authority due to the private nature of the site. A footway will however need to be provided from the entrance to the new building in order to meet building regulations therefore the plan has been amended to address this point. It should also be noted that at the entrance to the site a speed limit is imposed therefore the risk to pedestrians using the site's existing highways is negligible.

A green staff travel plan will also be requested via condition which will try and promote the use of sustainable transport modes over the private car. This should help to alleviate some neighbour concerns regarding the "green" credentials of the site.

ENVIRONMENTAL HEALTH

The Public Protection Service has also raised no objections to the proposal although they recommend several conditions. Two of the suggested conditions relate to the installation of a ventilation system and potential noise. These conditions will ensure neighbours' amenities are protected which has been raised as a concern by surrounding properties. In addition a condition relating to the construction phase will also be utilised to limit noise and disruption to local residents. Two other conditions relate to the new kitchen in the building and the reporting of unexpected contamination on site.

DRAINAGE

Although a sustainable drainage system would be preferred the site is not located within a flood zone or problem drainage area therefore connecting to the mains is not considered unreasonable in this instance. Building

Regulations will also be required for the works and surveyors will ensure that drainage and sewerage facilities reach the required specification.

POSSIBLE LISTING

Members should be aware that an application has been made to consider Torr Home for listing. English Heritage has been in touch with the planning authority and has advised that the listing application will not be prioritised, and the current planning application should be processed in the normal manner.

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.

Equalities & Diversities issues

The building will be a purpose built EMI unit providing high quality accommodation for people with dementia and other associated conditions. In light of the projected increase in dementia sufferers over the coming years it is considered that the development will provide a much needed community facility.

Section 106 Obligations

The applicants are a registered charity and as such no development tariff is payable.

Conclusions

The design of the building is simple, however its siting and position ensures it does not cause any harm to the original Torr Home. Furthermore other issues can all successfully be addressed through appropriate conditions. The proposal will provide a much needed medical facility for the local community and city generally therefore this application is recommended for approval.

Recommendation

In respect of the application dated **08/10/2010** and the submitted drawings, **1833/39, 1833/40, 1833/41, D10014, D10015, D10016, Transport Statement, Envirocheck Report, Tree Protection Plan and associated drawing 355-D Rev A** , , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1)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.

CODE OF PRACTICE DURING CONSTRUCTION

(2)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.

GREEN STAFF TRAVEL PLAN DETAILS

(3)The uses hereby permitted shall be carried out in accordance with details of a Green Staff Travel Plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the development opening for trade. The Green Staff Travel Plan shall include the following elements:-

- The provision of secure and convenient cycle parking facilities
- The provision of shower and changing facilities for staff
- Measures to regulate the management and use of car parking areas to be permitted
- The appointment of a suitable on-site co-ordinator to monitor and record occupiers' progress in meeting the objectives of the plan. An initial survey of staff travel patterns to/from the site shall be carried out and the results, together with proposed targets for staff cycle and public transport usage and car sharing, submitted to the Local Planning Authority within six months of the development opening for trade. A report shall be submitted to the Local Planning Authority every two years monitoring the progress of the plan and achievement of the identified targets
- Measures for enforcement of the plan, should agreed objectives and targets not be met.

Reason:

In the opinion of the Local Planning Authority, 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 CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE PROVISION

(4)The development shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for 3 bicycles to be parked.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

CAR PARKING PROVISION

(5) The development shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a maximum of 12 cars to be parked.

Reason:

In the opinion of the Local Planning Authority, although some provision needs to be made, the level of car parking provision should be limited in order to assist the promotion of sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

EXTERNAL MATERIALS

(6)No development shall take place until samples 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 CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

FURTHER DETAILS

(7)No work shall commence on site until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, -

External lighting

Commercial kitchen layout

The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DETAILS OF EXTRACT VENTILATION SYSTEM

(8)The use hereby permitted shall not commence until details of the extract ventilation system, including details of any external ducting, air conditioning units and other plant, have been submitted to and approved by the Local Planning Authority (LPA). In the case of external ducting, it is often necessary to submit a further planning application, in which case the use hereby permitted shall not commence until planning permission has been granted for the system.

In the case of any alternative extract system which does not require a further planning application, the use hereby permitted shall not commence until the LPA has approved the details in writing. Additionally, the use hereby permitted shall not commence until the approved equipment has been fully installed and is operational.

Such approved equipment shall thereafter be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The said details of the system shall include methods to ensure cooking smells and any noise from the system (see condition 9 below) do not cause harm to the amenity of surrounding properties.

Reason:

To ensure that the use hereby permitted does not cause any adverse disturbance to the amenities of the residential properties near the premises, and any other properties, and the surrounding area, in accordance with policies CS22 and CS34 of the adopted Core Strategy.

CONTROL OF NOISE LEVELS

(9)The noise generated by the extract ducting/ventilation/air conditioning equipment (LAeqT) shall not exceed the background noise level (LA90) by more than 5 decibels, including the character/tonalities of the noise, at anytime as measured at the façade of the nearest residential property.

Reason:

To control noise levels generated by the use hereby permitted, in accordance with policies CS22 and CS34 of the adopted Core Strategy.

REPORTING OF UNEXPECTED CONTAMINATION

(10)In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation
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objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

EXISTING TREE/HEDGEROWS TO BE RETAINED

(11) In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from

(a) No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with BS 3998:1989 (Recommendations for Tree Work).

(b) If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or is lopped or topped in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree or hedgerow shall be undertaken in accordance with the approved tree protection plan and particulars (or in accordance with Section 9 of BS 5837:2005 (Guide for Trees in relation to construction) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground areas within those areas shall

not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 are protected during construction work and thereafter are properly maintained, if necessary by replacement.

DETAILS OF REPLACEMENT TREES

(12) Details of the size, species and location of the replacement tree(s) shall be agreed in writing with the LPA before commencing the work permitted, and the agreed replacement tree(s) shall be planted within 3 months from the date the permitted work is carried out or, if this period does not fall within a planting season, by 31 January next.

Reason:

In the interests of visual amenity and to conserve the contribution of trees to the character of the area in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE DESIGN PROPOSALS

(13) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant].

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SOFT LANDSCAPE WORKS

(14) Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme].

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

MAINTENANCE SCHEDULE

(15) No development shall take place until a schedule of landscape maintenance for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

NATURE CONSERVATION

(16) No development shall take place until a Phase 1 Habitat Survey and Mitigation and Enhancement Strategy for wildlife both during and post-construction is submitted to and approved in writing by the Local Planning Authority. The surveys must demonstrate biodiversity net gain through provision of a 'biodiversity budget'.

Reason:

In order to safeguard protected species and ensure there is a net gain in biodiversity from the development in accordance with Policy CS19 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

PLANS

(17) The development hereby permitted shall be carried out in accordance with the following approved plans: (1833/39, 1833/40, 1833/41, D10014, D10015, D10016, 355-D Rev A)

Reason: For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: CODE OF PRACTICE DURING CONSTRUCTION

(1) The management plan shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following;

1. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information.
2. Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, construction traffic parking.

3. Hours of site operation, dust suppression measures, noise limitation measures.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: effect on neighbouring properties, impact on the character and appearance of the area and highway safety, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

PPS23 - Planning & Pollution Control
CS28 - Local Transport Consideration
CS34 - Planning Application Consideration
CS18 - Plymouth's Green Space
CS19 - Wildlife
CS22 - Pollution
CS01 - Sustainable Linked Communities
CS02 - Design
CS31 - Healthcare Provision
SPD1 - Development Guidelines