

**ADDENDUM REPORT PLANNING COMMITTEE 16<sup>th</sup>**  
**DECEMBER 2010**

**Item: 6.10**

**Site: Plympton Library, Ridgeway**

**Site: Ref: 10/01861/FUL**

**Applicant: Resound Health**

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A local ward Councillor, has raised concerns that a white rendered building will shine and contrast unfavourably with the brick built Harewood House, which it neighbours. He has requested that it be painted a less strident colour, such as beige. The architect is concerned about the change and others may have different preference. It is recommended that the condition 14 be added:-

Condition wording amended

**CYCLE PROVISION**

(10) The building shall be occupied until space has been laid out within the site in accordance with the approved plan for 12 bicycles to be parked.

Conditions added

**UNEXPECTED CONTAMINATION**

(13) 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,
- archaeological 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 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.

#### RENDER COLOUR

(14) Notwithstanding the details submitted on the application forms and approved plan details of the colour of the external render shall be submitted to and, approved in writing by the Local Planning Authority (LPA) prior to first occupation. It shall then be painted and maintained that colour for a period not less than 5 years from the date of this approval.

Reason: To ensure that the building provides satisfactory appearance in relation to the surrounding area.