

# PLANNING APPLICATION REPORT



**ITEM: 07**

**Application Number:** I1/00631/FUL

**Applicant:** University of Plymouth

**Description of Application:** Marine engineering research and teaching facility building (6 storeys), with associated hard and soft landscaping areas, bicycle parking areas etc. Revised scheme to I0/00366/FUL, to include the addition of an air handling unit

**Type of Application:** Full Application

**Site Address:** UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS  
PLYMOUTH

**Ward:** Drake

**Valid Date of Application:** 18/04/2011

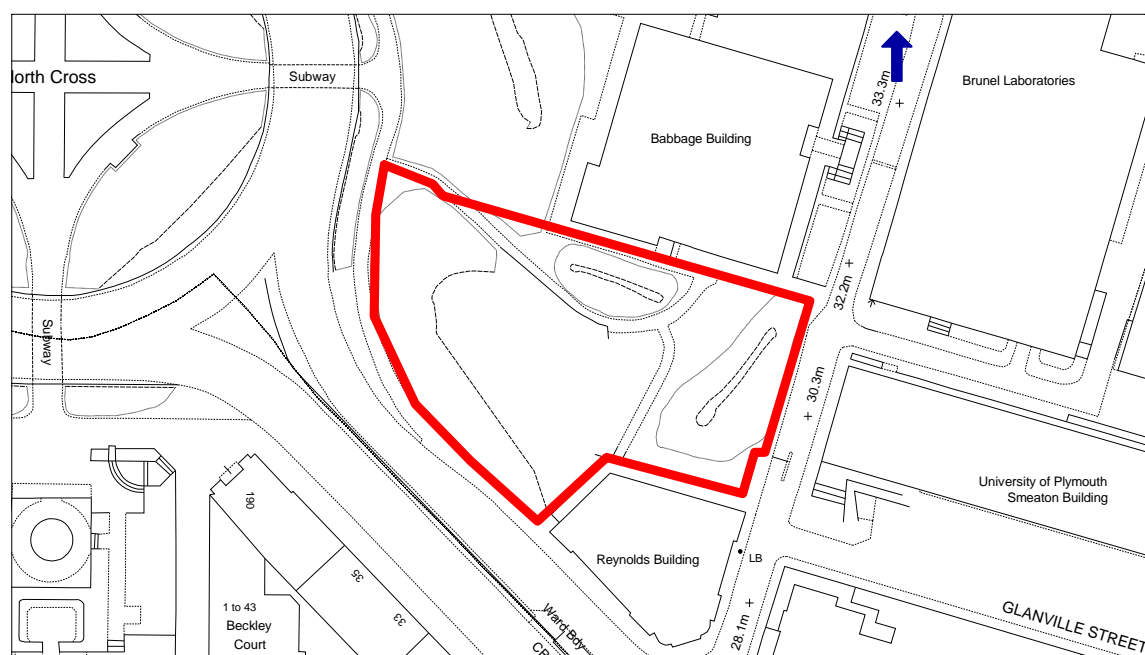
**8/13 Week Date:** **18/07/2011**

**Decision Category:** Major Application

**Case Officer :** Stuart Anderson

**Recommendation:** Grant Conditionally

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## **Site Description**

The site is on the west side of the University campus on the east side of the North Cross roundabout, north of Cobourg Street and west of James Street. The site area is 0.353 hectares. The site lies between the five storey Babbage Building and the older Reynolds Building opposite the Smeaton Building. It lies to the west of the recently improved and landscaped Glanville Street that is the main east – west pedestrian route in the southern part of the campus.

The site was previously a mounded landscaped area, but is now a construction site for the recently consented development (see relevant planning history below).

## **Proposal Description**

This proposal is an amended scheme following planning permission 10/00366/FUL (see relevant planning history below), to include an air handling unit (AHU) on the northern side of the building, at first-floor level. 10/00366/FUL is currently under construction but not substantially completed and therefore this new application has to relate to the whole development, not just the AHU, and this report must also cover the whole development.

The application is for the new marine building for the Marine Engineering Faculty and their partners. It is five storeys together with a basement. The maximum dimensions are 56m long by 25m wide by 19 – 21m tall with roof lights above. It contains two large water tanks and smaller tanks for renewable marine energy and marine engineering research and testing purposes. These are on the basement, ground and mezzanine floors. The main tank is 35m by 15.5m by 3m deep and the smaller coastal basin tank is 10m by 15.5m by 0.5m. Above these are three floors of teaching, office space and meeting space. The total floorspace is 4,495 sq m with 865 sq m of tanks/sump, 705 sq m laboratory/teaching space and 1,830 sq m of office/meeting space.

Servicing is via James Street and a new access way between the new building and the Babbage Building with pedestrian links from the east, south and west.

The materials comprise natural random ashlar Plymouth Limestone, fair faced concrete, anthracite zinc metal cladding, brown facing bricks, colour glass panels and metal frame glazing and doors. The proposed AHU would be composed of a clad lightweight structural frame with vertical fins coloured to match the consented curtain walling.

The previously approved scheme allowed for the accommodation of an internal AHU, located at mezzanine level and vented via louvres on the north façade. The width of the upper and lower floors is dictated by the 15.5m width of the ocean tank on the ground floor. This creates upper floors of research space which can be naturally ventilated using voids in the floor-plates. However, with the ancillary accommodation around the tanks on the lower floors the use of natural ventilation is not viable. This is further exacerbated by the large volume of water within the space which will create a great deal of humidity, resulting in the need for an air-handling unit which will temper and control the internal environment.

The proposed positioning of the AHU externally will also free up useful meeting room space within the building.

The proposed AHU would measure 10.30m by 3.30m, with a height of approximately 2.70m (approximately 7.70m above ground level). The submitted plans also show two pipes leading into the AHU.

The submitted plans also show some minor changes to the elevations and rooflights (i.e. small changes to the positioning of some glazing and louvres, and rooflights).

### **Relevant Planning History**

10/00366/FUL - Marine engineering research and teaching facility building (6 Storeys) with associated hard and soft landscaping areas, bicycle parking areas etc - granted

In addition to the above development, there has been considerable development activity on the campus since 2006/07. This comprises the completion of the Roland Levinsky Building (05/00371); the Scott Building extension (06/00657); extension to the Link building and Link Bridge to the Smeaton Building (08/0408); and landscape improvements to Glanville Street (07/00592), these are all in the southern part of the campus; the Rolle Building and Francis Drake Hall of Residence (05/02029) at the north of campus; and the Nancy Astor Building (06/01139) on Endsleigh Place.

### **Consultation Responses**

Transport Officer – there is no alteration to the layout of the building and footways which surround it. There is no objection to the proposal if the conditions previously requested in relation to 10/00366/FUL are reiterated here. These conditions are: cycle storage (44 spaces); staff and student travel plan; and code of practice during construction.

Public Protection Service – reiterate previous recommendation for adding conditions requiring the reporting of unexpected contamination. Also, the air handling unit should not operate outside of the hours of 08:00 to 20:00 hours, without prior agreement from the Local Planning Authority. Should the required hours of operation need to be extended, consultation should take place to agree new operational hours.

### **Representations**

None

### **Analysis**

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.

The proposed development has previously been found acceptable, by the granting of planning permission for 10/00366/FUL. The principle, layout, design and appearance, means of sustainable energy, impact on trees and landscaping, transport issues, and loss of greenspace were considered at the time of dealing with 10/00366/FUL, and were found acceptable. Therefore, this report will focus on the outstanding elements that still require consideration, the proposed AHU, and minor changes to the approved plans.

#### DESIGN/IMPACT ON THE STREETSCENE

The proposed AHU would not be situated on the most prominent part of the building (this is considered to be the south elevation when viewed from North Cross and Cobourg Street), but would be visible from the public domain – it would be visible from North Cross and James Street. However, it has been designed to be as low key as possible, being a similar colour to the building's cladding, with a slight raise in the roof parapet to minimise its apparent size.

The proposed AHU would be housed in an enclosure that is shaped like a ship's funnel. This approach has been supported by Planning Services officers who comment that this is an elegant way of enclosing the prominent AHU within a considered form, and indeed, now creates a memorable accent point on a key corner of the building.

The proposed elevational and rooflight changes are considered to be inconsequential, and therefore limited in their impact.

#### IMPACT ON GENERAL AMENITY

The closest adjacent building to the northern elevation and the proposed AHU is the Babbage Building. It is understood that this building is not residential, but it is still necessary to consider whether the occupants of this building would be disturbed in any way by the proposed AHU.

There is a gap between the Babbage Building and the building currently under construction. There would be enough of a gap between the Babbage Building and the proposed AHU, for the outlook from the south facing windows of the Babbage Building not to be materially affected by the proposed AHU.

Public Protection Service has not objected to the proposal, but has asked for a condition to be added relating to hours of operation to protect the amenity of the local area. However, such a condition would be onerous to the applicant. As there are no residential properties close to the site, the potential for disturbance is minimal and the condition is therefore not necessary.

#### CONDITIONS

Most of the conditions for 10/00366/FUL have not yet been discharged. Therefore, the relevant conditions are repeated here, with some minor changes to the wording.

#### **Section 106 Obligations**

None required

### **Equalities & Diversities issues**

The likely users are academics, students, researchers and external enterprises and people from organisations using the facility. It will be open to people of all ages and equality groups and will be fully accessible. It does not have a negative impact on any group.

### **Conclusions**

This is an exciting project providing the University with a world class research and teaching facility that will put it in the forefront of marine science, marine engineering and marine renewable energy research. This will add to the University's academic standing on an international level that will also benefit the city's regeneration. The facility will be available to other research organisations and enterprises that will assist the city and region's economy in particular as marine industries are one of the six key growth sectors in the city's local economic strategy. The architects have designed an elegant building of high quality appropriate to this key gateway location next to the North Cross redevelopment site that will enhance the appearance of the campus and city centre. For these reasons officers support the application and recommend that conditional permission be granted.

### **Recommendation**

In respect of the application dated **18/04/2011** and the submitted drawings 353/GA/009 Revision K, 353/GA/010 Revision M, 353/GA/011 Revision L, 353/GA/012 Revision N, 353/GA/013 Revision L, 353/GA/014 Revision J, 353/GA/016 Revision I, 353/GA/021 Revision J, 353/GA/022 Revision L, 353/GA/031 Revision K, 353/GA/032 Revision J, 353/GA/033 Revision J, 353/GA/034 Revision J, and accompanying Design and Access Statement, it is recommended to: **Grant Conditionally**

### **Conditions**

#### **APPROVED PLANS**

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 353/GA/009 Revision K, 353/GA/010 Revision M, 353/GA/011 Revision L, 353/GA/012 Revision N, 353/GA/013 Revision L, 353/GA/014 Revision J, 353/GA/016 Revision I, 353/GA/021 Revision J, 353/GA/022 Revision L, 353/GA/031 Revision K, 353/GA/032 Revision J, 353/GA/033 Revision J, 353/GA/034 Revision J.

#### **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.

## LAND QUALITY

(2) 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 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 to comply with policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## CONSTRUCTION CODE OF PRACTICE

(3) The development hereby permitted shall be carried out in accordance with the Code of Practice and Construction Phase Health and Safety Plan, approved under I0/00366/FUL.

### Reason:

To protect the general amenity of the area from any harmfully polluting effects during construction works, and avoid conflict with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## TRAVEL PLAN

(4) The University Campus Travel Plan Strategy shall be amended to account for the development hereby permitted and agreed with the Local Planning Authority prior to the occupation of the development. It shall be prepared in line with prevailing policy and best practice and shall include as a minimum:

- i. The identification of targets for trip reduction and modal shift;
- ii. Innovative and practical methods to encourage modes of transport other than the private car such as car clubs, travel forums and web based travel information, householder welcome packs, travel passes;
- iii. The mechanisms for monitor and review;
- iv. The mechanisms for reporting;
- v. The mechanisms for mitigation;.
- vi. The mechanisms for marketing the travel plan;
- vii. The appointment of a Travel Plan Coordinator;
- viii. Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter; and
- ix. Mechanisms to secure variations to the Travel Plan following monitoring and reviews.

All the recommendations and proposed actions contained within the Approved Amended Travel Plan shall be implemented in accordance with the timetable contained therein and the Approved Amended Travel Plan (or any variation of the Travel Plan agreed in writing with the Local Authority) shall be operated thereafter in accordance with the details approved.

Reason;

To promote the amenity of the area and encourage greater use of public transport for journeys being made to and from the development as an alternative to the private car in the interests of sustainability. in accordance with Policy CS28 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## CYCLE PROVISION

(5) The development shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for 44 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.

## SUSTAINABLE ENERGY - ON SITE

(6) Details of the energy supply (heat and electricity) to the development hereby permitted from the University of Plymouth Campus Energy network shall be submitted to and approved by the local planning authority before the building is occupied.

Reason:

To ensure that the development has a sustainable energy source to comply with policy CS01 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and policy CC5 of the adopted City Centre and University Area Action Plan 2006 – 2021, 2010.

#### SUSTAINABLE ENERGY - FUTURE LINKS TO CITY CENTRE 1

(7) The valved branches for connection to a future City Centre Combined Heat and Power and District Heating and Cooling network for the development hereby permitted and the Davy building (as shown on drawing 60143577/M/100P of 10/00366/FUL) shall be installed and ready for use prior to the first operation of the City Centre Combined Heat and Power and District Heating and Cooling network.

Reason:

To ensure that the development and land controlled by the applicant is capable of connecting to a future City Centre Combined Heat and Power and District Heating and Cooling network to support a sustainable energy supply for the city centre and University campus to comply with policy CS01 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and policy CC5 of the adopted City Centre and University Area Action Plan 2006 – 2021, 2010.

#### SUSTAINABLE ENERGY - FUTURE LINKS TO CITY CENTRE 2

(8) Details of the pipe-work and infrastructure from the valved branches in development hereby permitted and the Davy Building to the University's boundary with the public highway shall be submitted to, approved by the local planning authority and installed and ready for connection prior to the first operation of the City Centre Combined Heat and Power and District Heating and Cooling network.

Reason:

To ensure that the development and land controlled by the applicant is capable of connecting to a future City Centre Combined Heat and Power and District Heating and Cooling network to support a sustainable energy supply for the city centre and University campus to comply with policy CS01 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and policy CC5 of the adopted City Centre and University Area Action Plan 2006 – 2021, 2010.

#### EXISTING TREE/HEDGEROWS TO BE RETAINED

(9) 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 the date of occupation of the building.

(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 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.

#### EXTERNAL MATERIALS

(10) Prior to their use on the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be 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.

#### NO USE OF BRICKWORK

(11) The use of brown brickwork on the north elevation as stated on the application form and as shown on the elevation drawings is not approved.

Reason:

For the avoidance of doubt and to ensure that appropriate materials are used in keeping with the site's context in the interests of visual amenity to comply with policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### SURFACING MATERIALS

(12) Prior to their use on the development hereby permitted, samples of all surfacing materials to be used shall be 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.

## LANDSCAPE DESIGN PROPOSALS

(13) Prior to the completion of the development hereby permitted, full details of both hard and soft landscape works and a programme for their implementation shall be 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; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, 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.).

### 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.

## LANDSCAPE WORKS IMPLEMENTATION

(15) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

### 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.

## LANDSCAPE MANAGEMENT PLAN

(16) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

(17) Prior to completion of the development hereby permitted, a schedule of landscape maintenance for a minimum of five years shall be 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.

#### STOCKPILING/PROTECTION OF EXISTING TOPSOIL

(18) Existing topsoil stripped for re-use must be correctly store in stockpiles that do not exceed 2 metres in height and protected by chestnut palings at least 1.2 metres high to BS 1722 Part 4 securely mounted on 1.2 metre minimum height timber posts driven firmly into the ground.

Reason:

To ensure that the structure of the topsoil is not destroyed through compaction; that it does not become contaminated; and is therefore fit for re-use as a successful growing medium for plants in the interest of amenity e in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### TREE REPLACEMENT

(19) If within a period of five years from the date of the re-planting and planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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 are subsequently properly maintained, if necessary by replacement.

#### BREEAM STANDARD

(20) Before the building hereby permitted is occupied a BREEAM Completion report shall be submitted to and approved in writing by the local planning authority demonstrating that the development has achieved the BREEAM Very Good rating.

Reason:

To ensure that the design of the development includes features that: reduce energy consumption; ensure that water resources are conserved; waste is minimized; and recycling is facilitated to comply with policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### INFORMATIVE - BREEAM RATING

(1) The applicant/developer is advised to make best endeavours to achieve the BREEAM Excellent rating.

#### INFORMATIVE - SURFACE WATER

(2) The applicant is advised to design the surface water drainage system to comply with the Environment Agency's standing advice which states: For the range of annual flow rate probabilities up to and including the one per cent annual exceedance probability (1 in 100 years) event, including an appropriate allowance for climate change, the developed rate of run-off into a watercourse, or other receiving water body, should be no greater than the existing rate of run-off for the same event. Run-off from previously-developed sites should be compared with existing rates, not greenfield rates for the site before it was developed. Developers are, however, strongly encouraged to reduce runoff rates from previously-developed sites as much as is reasonably practicable. Volumes of run-off should also be reduced wherever possible using infiltration and attenuation techniques. Interim guidance on calculation of site run-off rates can be found at:

[http://www.ciria.org/suds/pdf/preliminary\\_rainfall\\_runoff\\_mgt\\_for\\_development.pdf](http://www.ciria.org/suds/pdf/preliminary_rainfall_runoff_mgt_for_development.pdf)

### **Statement of Reasons for Approval and Relevant Policies**

Having regard to the main planning considerations, which in this case are considered to be: how the development relates to the campus, city centre and possible future proposals for North Cross low carbon development, trees and landscaping, and acceptability of air handling unit and minor changes from the previously-approved scheme, 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:

PPG13 - Transport

PPS1 - Delivering Sustainable Development

PPS23 - Planning & Pollution Control

CS28 - Local Transport Consideration

CS32 - Designing out Crime

CS34 - Planning Application Consideration

CS22 - Pollution

CS14 - New Education Facilities

CS18 - Plymouth's Green Space  
CS20 - Resource Use  
CS01 - Sustainable Linked Communities  
CS02 - Design  
SPD2 - Planning Obligations and Affordable Housing  
SPD1 - Development Guidelines