

Item: 6.4
Site: INNER BASIN, MILLBAY DOCKS, MILLBAY ROAD PLYMOUTH
Ref: 11/01570/FUL
Applicant: Sutton Harbour Services Ltd
Pages: 59-76

Drawing update:

Revised drawings have been received which address minor points previously raised by the Highway Authority and as detailed within the Officer's report to Committee. Minor design changes include improvements to the car park access and pedestrian access, improvements to the length of the drop off point/layby, improvements to the proposed access to the bin stores and improvements to the access to the site by pedestrians and those on bicycles.

The relevant drawing numbers within Condition 2 are therefore amended to:

2920-010-Rev C; 2920-011-Rev C; 2920-210-Rev C; 2920-211-Rev A.

Environment Agency Response:

The consultation response of the Environment Agency has been received. Whilst not raising "in principle" objections to the proposed development, the Environment Agency does advise that potential flood risk issues caused by wave action with respect to the main marina building will require mitigation as referred to in the submitted Flood Risk Assessment.

On this basis, the Environment Agency recommends that the application be subject to the imposition of an additional Grampian condition which requires a wave protection structure/gate to be installed in accordance with details to be submitted and approved in writing with the Local Planning Authority, prior to any use of the development commencing, in order to mitigate flood risk caused by wave action. In addition a flood risk informative regarding pollution prevention is recommended.

It is recommended that the condition will state as follows:

"GRAMPIAN WAVE PROTECTION MEASURES

(25) No development approved by this permission shall be brought into operation until the details of the siting, construction, operation and management of the wave protection structure, as referred to in the Flood Risk Assessment (Ref. 0001-UA003614-UP53R-03-FRA, Dated 04 August 2011), have been submitted to and agreed in writing by the Local Planning Authority. The wave protection structure shall be completed in accordance with the agreed details prior to the operation of the permitted development, and shall thereafter be so retained and maintained unless the prior agreement of the Local Planning Authority is given in writing to an alternative wave protection measure.

Reason:

To ensure adequate protection to the marina and related facilities during times of coastal flooding in accordance with the provisions of policies CS01, CS02, CS21 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007."

It is recommended that the informative will state as follows:

“INFORMATIVE – POLLUTION PREVENTION

(7) The developer should adhere to the following Environment Agency Pollution Prevention Guidelines (PPGs) which are available on the Environment Agency’s website www.environment-agency.gov.uk:

- *PPG 5 – Works and Maintenance in or near water*
- *PPG 6 – Working at Construction and Demolition sites*
- *PPG 14 – Marinas and Crafts*

In particular the developer is recommended to refer to PPG 5 with regard to the installation of any new slipways, jetties and concrete areas near the waters edge. Concrete can be highly polluting to the aquatic environment.

With regards to any possible refuelling facilities on pontoons, the developer is recommended to refer to PPG 14 - Marinas and Crafts.

Any contaminated land encountered throughout the development should be removed from site.”

Conclusion:

It is recommended that in accordance with the details outlined in the officer report, the imposition of an additional Environment Agency condition and informative, and with the amended drawing numbers as detailed above, conditional approval is granted subject to the satisfactory completion of the Section 106 Obligation. Delegated Authority is sought to refuse the application if the S106 Obligation is not completed by 27 January 2012.