

# ADDENDUM REPORT

Planning Committee



**Item: 6.10**

**Site: Hepworth House**

**Ref: I3/00483/FUL**

**Applicant: University of Plymouth**

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## **Additional publicity**

The application was originally advertised as providing 32 bedspaces. Officers noticed later, however, that the number of bedspaces had been inaccurately described in the Design and Access Statement, and that there were 32 bedroom and 46 bedspaces. It was therefore necessary to readvertise the application to accurately reflect the number of bedspaces that the development would provide. The publicity period for this re advertisement concludes on 28<sup>th</sup> May 2013.

The recommendation to committee today, is therefore minded to grant, delegated to Assistant Director of Planning following the end of the statutory consultation period.

## **Additional consultee responses**

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 5 is therefore changed to read as follows

### **SUSTAINABILITY**

(5) The site is located in the city centre where there are proposals to provide a district heating network. The development of heating and hot water generation will be configured to permit the future connection to a district heating network with minimal disruption in accordance with the approved details supplied in the Overarching Sustainable Energy Statement Issue 3 March 2013. The works shall be implemented on site prior to completion of the building and thereafter so maintained and retained.

Reason:

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

Since the committee report was completed, discussions have taken place with the applicants and Public Protection Unit about the wording of condition 13. For clarification purposes it is recommended that the condition wording is changed so that it is not necessary for the windows to remain closed at all times. Officers recommend that condition 13 is therefore changed to read as follows

(13) Prior to occupation of the development hereby approved the developer must ensure that all windows within the residential units at the front façade of Hepworth House can remain closed at all times, by providing suitable mechanical ventilation so that the units can comply with the requirements of Condition 7 Internal Noise Standards.

Reason: To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.