

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: Legacy Plymouth International Hotel

Planning Application Number: 12/02320/FUL

Applicant: Development Securities (Marsh Mills) Ltd

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S106 Obligation update

Since the committee report was completed, an agreement has been reached to the Heads of Terms for the S106 Obligation. The revised Heads of Terms are as follows:

- (i) £10,000 towards parking restrictions in the vicinity of the site and if required, the provision of a residents parking zone within Marsh Close.
- (ii) £20,000 contribution towards the provision of the strategic cycle network including improvements to National Cycle Network 27 and connections to it in the Marsh Mills/Coypool area.
- (iii) Biodiversity – no change to amount still a £35,000 S106 contribution to enable Biodiversity Improvements to be delivered in accordance with the Efford Marsh Local Nature Reserve Management Plan.
- (iv) £6,500 Planning Obligations Management Fee relating to the administration, monitoring and management of the Planning Obligation.

All above payable upon commencement of development.

Condition update

Following the receipt of additional evidence with respect to the implication of the development upon the highway network, it is considered necessary to amend the 'Minimum car parking provision' condition (11).

The minimum limit for car parking space provision has been revised from 290 to 268 Spaces following discussions with the Highway Authority who are satisfied that recent data received demonstrates that 268 spaces will be sufficient to accommodate the development.

Officers recommend that condition 11 is therefore changed to read as follows

Condition 11 (MINIMUM CAR PARKING PROVISION)

(11) Unless otherwise agreed previously in writing with the Local Planning Authority, notwithstanding the level of car parking shown on the submitted plans, the building 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 minimum of 268 cars to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the policies and provisions of the NPPF.

Condition 2 (APPROVED PLANS)

Officers recommend that the plan numbers within condition 2 are also revised to reflect the changes to the layout identified within the officer's report (to enable the retention of landscaping on the northern boundary)

- (i) Proposed Site Plan: Drawing 10163 L01.01 Revision N replaces Revision L
- (ii) Hardworks Plan: Drawing 10163 L93.01 Revision B replaces Revision A
- (iii) Softworks and Planting Plan: Drawing 10163 L94.01 Revision C replaces Revision B
- (iv) Boundary Planting Detail 1: Drawing 10163 94.02 Revision B replaces A
- (v) Boundary Planting Detail 2: Drawing 10163 94.03 Revision A replaces 10163 94.03
- (vi) Boundary Planting Detail 3: Drawing 10163 94.04 is a new drawing