

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.8**

**Site: 5 Hill Lane**

**Planning Application Number: I3/01363/FUL**

**Applicant: Leander Developments Ltd**

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1. This addendum report proposes changes to the wording of condition 22 (BIODIVERSITY). This amendment is to insert the date of the Ecological Survey report into the condition for clarity.

## BIODIVERSITY

(22) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Survey Report (Appendix 3) dated 28.09.12 (Grounds) and 8.08.13 (Building) for the site.

### Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in the NPPF.

2. The following amendment to condition 19 (DETAILS OF TREE PLANTING) is also proposed. This is to specifically require a replacement tree to be planted within the garden of Plot 3 to provide additional boundary screening to the neighbouring residential property in the interests of protecting residential amenity and the green character of the site.

## DETAILS OF TREE PLANTING

(19) The plans and particulars of the landscaping works submitted in accordance with condition 17 above shall include details of the size, species and positions or density of all trees to be planted, and the proposed time of planting. These details shall include a replacement tree for No. 562, as identified in the Arboricultural Report, within the rear garden of Plot 3.

### 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.