

ADDENDUM REPORT

Planning Committee



Item Number: 6.1

Site: Melville Building, Royal William Yard, Plymouth

Planning Application Numbers: 13/02320/FUL & 13/02321/LBC

Applicant: Another Place Developments Ltd

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Combined Heat and Power System

A condition is recommended in relation to the combined heat and power system proposed. This requires the exploration of options to extend this to other existing or new developments in the future.

Flood Risk

Since the Committee Report was written, the applicant has submitted additional flood defence information for the consideration of the Environment Agency. The Environment Agency has helpfully provided an interim response in time for the preparation of this addendum report. The Environment Agency position is that they have no objection to the granting of planning permission subject to a set of conditions. The flood-related conditions are set out below. A verbal update on the Environment Agency's formal response will be reported to Committee.

Design Details

A further condition is proposed to require the submission of construction scale drawings and material specifications for approval by the Local Planning Authority. This will provide an additional level of detail in response to comments from English Heritage.

Recommendation

The recommendation is the same as set out in the report, with the addition of the following conditions which will read as follows:

COMBINED HEAT AND POWER SYSTEM

(25) Unless otherwise agreed in writing by the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority a report for approval identifying how a minimum of 15% of the carbon emissions for which the development is responsible will be offset by the use of Combined Heat and Power system and heat mains as set out in the Energy Strategy, together with options to extend this to other existing or new developments in the future. The carbon savings which result from this will be above and beyond what is required to comply with Part L of the Building Regulations.

Unless otherwise agreed in writing, the approved on-site low carbon energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period 2010-2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the National Planning Policy Framework.

FLOOD DEFENCE DELIVERY PLAN

(26) Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the development, a detailed delivery plan for the implementation and upgrading of flood defences for Royal William Yard as a whole shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To reduce the risk of flooding to the proposed development and future users, in accordance with the National Planning Policy Framework and Policy CS21 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

FLOOD EMERGENCY MANAGEMENT PLAN

(27) Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the development, a detailed flood emergency management plan for Royal William Yard shall be submitted to and approved in writing by the Local Planning Authority.

To reduce the risk of flooding to the proposed development and future users, in accordance with the National Planning Policy Framework and Policy CS21 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

FLOOD RESISTANCE AND RESILIENCE MEASURES

(28) Within 3 months of the commencement of construction, details of the measures intended to provide flood resilience and resistance for the hotel development shall be submitted to the Local Planning Authority, for approval in writing. The approved measures shall be installed before the occupation of the building, or in accordance with a programme of implementation, and shall thereafter be maintained.

Reason:

To reduce the risk of flooding to the proposed development and future users, in accordance with the National Planning Policy Framework and Policy CS21 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DESIGN DETAILS

(29) Notwithstanding the submitted details and unless otherwise agreed in writing by the Local Planning Authority, prior to any development taking place, detailed construction scale drawings and material specifications shall be submitted to and approved in writing by the Local Planning

Authority for all new design interventions within the development, including changes to window and door openings, the swimming pool, reflective pool and the glazed archway entrance area.

Reason:

To ensure that the design details and materials used are in keeping with the appearance of the existing building and the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the National Planning Policy Framework.