

ADDENDUM REPORT

Planning Committee



Item Number: 6.5

Site: Drake's Island, Plymouth

Application Numbers: I4/00001/FUL & I4/00002/LBC

Applicant: Rotolok (Holdings) Ltd

Pages: 61-80

Further Information Received

The applicant has now submitted an amended plan for the Casemates building, showing removal of bed spaces in the lower level Torpedo Room. The applicant's hope is that this change will be sufficient to remove the Environment Agency (EA) flood risk objection to the scheme. The EA objection relates to concerns about the hazard posed by waves potentially throwing rocks through the window of this lower level hotel accommodation and causing rapid flooding of the room. The revised plans have been sent to the EA and officers have been told that the EA are considering these and will respond shortly.

Further Negotiations

As anticipated in the report, one final meeting was held between the Assistant Director for Strategic Planning and Infrastructure and the applicant, to try and find a solution to the outstanding issues. The Assistant Director reports that it was a very constructive meeting, with the applicant stating his willingness to resolve the outstanding issues as follows:

1. Flood risk issue: The applicant said he was now willing to remove lower level bed spaces from the Casemates Torpedo Room in the hope that this would address the EA's concerns. As above, this drawing has been received from the applicant and has been sent to the EA for their consideration and officers await the EA's response.
2. Impact on Special Area of Conservation (SAC) - risks of damage to eelgrass beds from boats: The applicant has agreed to sign up to a management plan to protect and monitor the eelgrass beds and stated that he is willing to offer funding for the creation of a by-law to protect the eelgrass beds, should the applicant's own management plan for the eelgrass beds prove unsuccessful. Such an agreement would be sufficient to resolve this issue.
3. Impact on the Special Protection Area (SPA) – little egret colony: The applicant has stated that he is willing to enter into an agreement to pay for off-site mitigation.

Conclusion

It is very positive that the applicant has personally stated a willingness to try and resolve the three key outstanding issues.

Recommendation

Unfortunately, officers cannot recommend approval until the above outstanding issues have been formally resolved and, importantly, until the applicant has prepared and submitted details of an appropriate off-site mitigation package, supported by evidence, to allow a Habitat Regulations Assessment to be prepared, consulted upon and reported to a subsequent Planning Committee.

In light of the recent developments outlined above, officers wish to change the recommendation. The recommendation is now *“to defer to allow negotiations to continue, to resolve outstanding issues in respect of flood risk, impacts on the Special Protection Area (SPA) and impacts on the Special Area of Conservation (SAC) and for officers to prepare and consult upon a Habitat Regulations Assessment”*.