

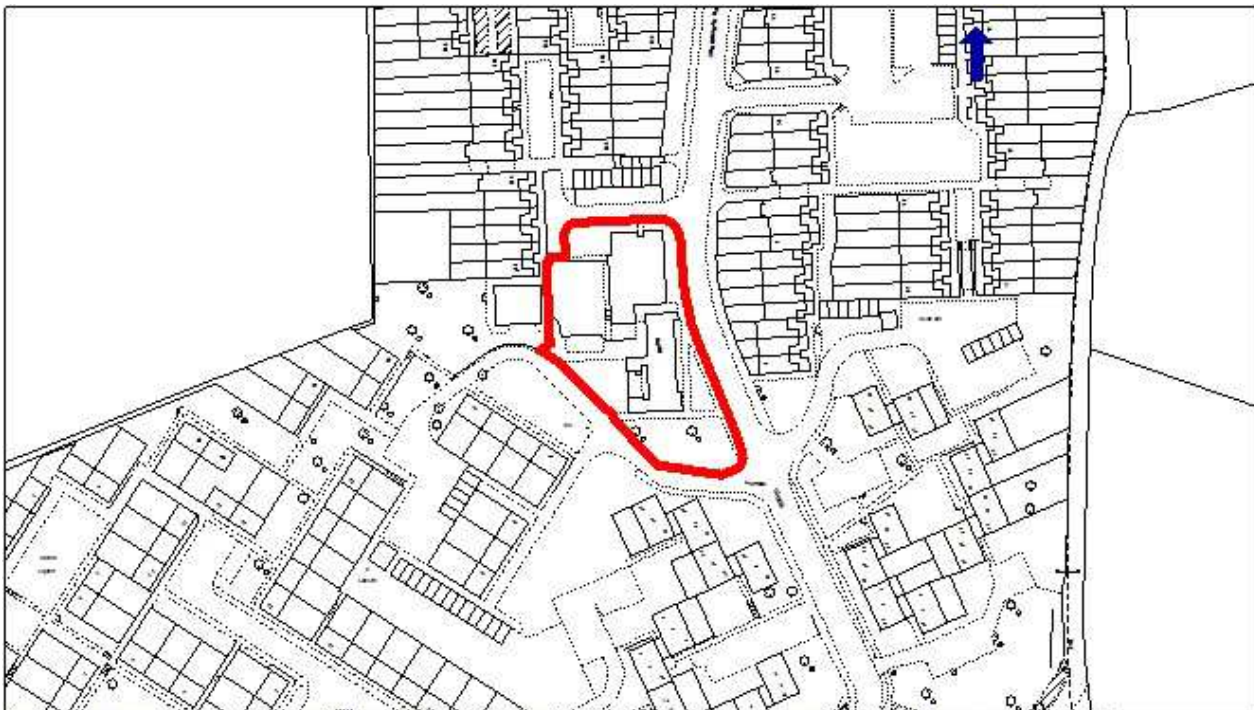
PLANNING APPLICATION REPORT



Application Number	15/00415/FUL	Item	05
Date Valid	05/03/2015	Ward	Southway

Site Address	HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD PLYMOUTH		
Proposal	Demolition of Hilltop Community Centre and erection of 12no 3 bed houses		
Applicant	Cunningham Developments Ltd		
Application Type	Full Application		
Target Date	06/07/2015	Committee Date	Planning Committee: 04 June 2015
Decision Category	Major - more than 5 Letters of Representation received		
Case Officer	Rebecca Boyde		
Recommendation	Grant Conditionally		

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1. Description of site

Hilltop Community Centre is located in the Tamerton Foliot area of the city. Tamerton Foliot is an old historic village situated on the northern edge of Plymouth that now lies within the city boundary. The application site is situated at the top north end of the village on an ex MOD housing estate, and close to the very fringe of the city boundary. At present the site currently accommodates a large community centre which has been vacant for a period of time. The site is bounded by residential properties and fronts on to Cunningham Road.

2. Proposal description

Demolition of Hilltop Community Centre and erection of 12 no 3 bed houses

3. Pre-application enquiry

14/01716/MAJ- The principle of accommodating dwellings on the site is deemed satisfactory

4. Relevant planning history

14/02286/FUL- Demolition of former Hilltop Community Centre and erection of 12 no. three bedroom houses and 2 no. two bed apartments. Application withdrawn to discuss further with local residents

15/00766/OUT- Outline consent for new community building. Currently under review by the Local Planning Authority

5. Consultation responses

Local Highway Authority recommends approval subject to conditions

Public Protection recommends approval subject to conditions

Police Architectural Liaison Officer has no objections

Economic Development has no objections over loss of employment but have some concerns over the loss of community centre

6. Representations

23 Letters of representation have been received, one of which was in support of the application. The main reasons for objections were:-

- Loss of community centre
- Loss of play space
- Congestion with the increase in parking

- Limited access around the site
- Noise implications
- Construction issues

A three of the letters of representation received mentions Allen lane which is located within the South Hams area and is under consideration by the Local Planning Authority at South Hams.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007). The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft was approved by Cabinet for consultation purposes on 9 December 2014. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at an early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). The draft policies of the Plymouth Plan are currently subject to consultation, although the general direction taken by the plan and key issues and options relating to it have been subject to consultation.

At the heart of the Framework is a presumption in favour of sustainable development. In the context of planning applications, this means approving development proposals that accord with the development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits;
or
- Specific policies in the Framework indicate development should be restricted.

Additionally, the following planning documents are also material considerations in the determination of the application:

- Sustainable Design Supplementary Planning Document
- Development Guidelines Supplementary Planning Document

8. Analysis

(1) This application has been considered in the context of the Council's development plan, the emerging Plymouth Plan and adopted planning policy in the form of the Local Development Framework Core Strategy 2007 CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS12 (Cultural/ Leisure Development Considerations) CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013). The application has also been considered in the context of the National Planning Policy Framework (NPPF) Paragraph 70.

Principle of development

(2) The proposal is to demolish the existing Hilltop Community Centre and replace it with twelve 3no bed houses each with private outside space, one car parking space per dwelling, cycle and refuse storage. To the rear of the site lies a play pen area that is subject to an outline application to erect a new community centre.

Loss of a community centre

(3) The National Planning Policy Framework Paragraph 70 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

(4) The letters of representation all address the loss of the community centre. It is noted that this community centre has been vacant since April 2014 in which the other community facilities within Tamerton Foliot have been used to accommodate any classes or functions. With this in mind the developer has proposed to gift the play pen sites to the local community in order for them to pursue a community facility in the future if they so wish. It should be noted that this application is not linked to the planning application I4/00766/OUT. This will be determined separately and is currently in the process of being determined by the Local Planning Authority.

(5) Sustainable Neighbourhood Assessment for Tamerton Foliot states that Hilltop Community Centre provides useful facilities and is well used it also goes on to state that there is a good range of community facilities for the neighbourhood's population. The Sustainable Neighbourhood Assessment goes on to mention that in the northern half of the neighbourhood it is only served by Hilltop Community Centre which is in need of renovation. It should be noted that the Sustainable Neighbourhood Assessment was carried out in 2007. Since this point other community facilities have become available within the Tamerton Foliot area.

(6)Policy 2 (Delivering a city of sustainable linked neighbourhoods) of the Plymouth Plan states that the city will use its planning and other powers to ensure that changes within neighbourhoods serves to support and promote a city of sustainable linked neighbourhoods. This will be done by ensuring that the neighbourhood is a vibrant mixed use centre which meets the daily services and community needs and where appropriate dual uses of facilities within the community. Since the closure of the community centre the church has been utilised as a meeting point which holds regular classes and social events. It should be noted that whilst it is a place of worship it is open to everyone and welcomes all members of society for social functions and meetings. Whilst the facilities are located further away from residents to the north there are good transport links and facilities in place that still serves the community of Tamerton Foliot. The policy goes onto state that communities should have the facilities needed to meet the needs of all of the community, including provision of education and training opportunities, employment uses, health care, cultural and community facilities, leisure and recreation. It is officer's opinion that Tamerton Foliot meets the needs in terms of community facilities and the loss of this community centre is considered acceptable as it provides much needed housing and there is alternative community facilities provided in the local area. The community facilities on offer would be further enhanced if the outline consent for the erection of a community centre on the adjacent site were to be approved.

(7)Policy CS12 of the Core Strategy relates to Cultural/Leisure Development Considerations. The policy states the loss of leisure, arts or cultural facilities will be permitted only where there is overriding regeneration or community benefits from such a development in which case consideration must be given to the replacement of the facilities elsewhere. It is considered that the loss of the community centre on this site will provide much needed housing for the area. The outline consent for the erection of a community centre on the nearby Play space will therefore allow for consideration of facilities to be relocated within close proximity and consequently complying with policy CS12.

Consultation with Local Residents

(8)Policy 14 (playing an active role in the community) of the Plymouth Plan states that the city will enable engaged and supportive communities by providing communities with access to information, advice and clear evidence to support collaborative decision making and ensure communities and voluntary organisations are informed of their rights. As a result of engaging with the community and ward members and the developer the previous application was withdrawn. The outcome of these discussion resulted in two separate proposals being submitted for consideration. One proposal is for the erection of the twelve units and one is for outline consent for a community centre. The developer has been actively engaged in discussions with the local residents and has resulted in a letter of support from the management company of the surrounding residential sites.

Design

(9)Externally the properties will be similar with cedar weatherboard and render. At ground floor level the properties will be open plan with three bedrooms and a bathroom at first floor level.

(10)The Development Guidelines Supplementary Planning Document (SPD) states that all habitable rooms should receive adequate amounts of natural daylight and be of a minimum size to accommodate standard sized furniture for its occupants. It is considered that the proposal complies with this guidance. The SPD states that each occupier should have adequate access to amenity space. The properties have amenity space to the front and rear in which officers believe provide adequate amenity space for the occupiers of the properties.

(11) There are trees to the West of the development which are subject to a tree preservation order. It is noted that the proposal does not propose any changes to these trees and it is officers opinion that the proposed build will not have a significant impact upon the trees or the root protection zones.

Letters of representation

(12) Some of the letters of representations query the noise during the construction period. A code of construction will be added to any approved scheme to minimise any noise issues that may arise as a result of the proposed development. The letters of representation also address the loss of a community centre. Attention should be drawn to the planning application 15/00766/OUT which seeks outline permission to change the use of the play pen located to the west of this development to accommodate a community centre.

Transport

(13) There are bus stops right outside the application site, one of which is attached to a street lamp and would require minor repositioning, so as not to conflict with the proposed new off-street parking along the site frontage in Cunningham Road. A Post Box would also require repositioning. The proposal would provide 24 off-street car parking spaces to serve the 12 dwellings, set out around three sides of the application site as shown on the aforementioned application drawing.

(14) Ten off-street parking spaces would be created along the site frontage off Cunningham Road itself, and a new bus-boarder is also shown there, which would require some reconstruction work and alteration of levels along the fronting public highway footway. Arrangements for these relatively minor works within the highway would need to be facilitated through the Councils Amey Transport and Highways.

(15) A private pedestrian linking footpath and a set of steps opposite existing house number 180 would need to be relocated and reconnected approximately five metres to the south, to allow for the creation of two off-street parking spaces. As proposed and shown on the application 'Site Layout Plan' numbered 14137-SD-01E.

(16) A clearance strip is required where the site boundary meets the street along its north and south/southwest side, to be a minimum of 600mm wide. Clearance margins are shown on the application drawing, but the margin along the south/southwest side of the site in Linton Close would need to be extended northwest to meet the emerging footpath on the west boundary of the site. Further, the clearance margin in Linton Close being adjacent to the highway would be required to be hard paved, and the use of block paving or concrete is recommended. Loose chippings, gravel, or any kind of un-bound material is not permitted within one metre of an adopted highway because resultant overspill is considered a public nuisance and a potential danger, where chippings could be flicked-out by the wheels of vehicles. In this regard a minimum one metre wide hard paved margin would need to be provided within and without, across the rear of plot 4.

5 year housing supply

(17) When determining applications for residential development it is important to give consideration to housing supply.

(18) Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should... identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

(19) Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

(20) For the reasons set out in the Authority’s Annual Monitoring Report (December 2013) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2014-19 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 5,536 dwellings which equates to a supply of 3.16 years when set against the housing requirement as determined by the requirements of the NPPF or 2.64 years supply when a 20% buffer is also applied.

(21) The layout of the site and design of the proposed dwellings is deemed satisfactory. The proposal is not considered to have a significant detrimental impact upon the amenity of the existing dwelling’s to the immediate east of the site as the boundary treatment would provide a large barrier. In summary, it is considered that the dwellings and loss of a community centre will not have a negative impact upon the neighbouring properties or character of the area. It is therefore considered compliant with Policies CS02 (Design) and CS34 (Planning Application Consideration) of the Supplementary Planning Document 1st review (2013).

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant’s reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

The provisional Community Infrastructure Levy liability (CIL) for this development £16,346.65 (index-linking applied, but subject to change before final liability confirmed).

A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and will be index-linked.

11. Planning Obligations

No planning obligation have been sought relating to this application

12. Equalities and Diversities

The proposal will accommodate three lifetime homes which will allow for the adaptation in a variety of ways so that people can live in them through their entire life.

The proposed development will be available to all members of the public and will not prejudice against age, gender, religion, sexuality, ethnic background or nationality. The site is accessible to people from all areas of the city.

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policies CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS12(Cultural/ Leisure Development Considerations) CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013) and is considered to be compliant with National Planning Policy Framework guidance.

13. Recommendation

In respect of the application dated **05/03/2015** and the submitted drawings 14137ex (90) 01A, 14137SD 01 E, 14137 SD 03C, 14137SD 02, 14137SD 05, 14137 SD 06, 14137 SD 04,,it is recommended to: **Grant Conditionally**

14. Conditions

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:14137ex (90) 01A, 14137SD 01 E, 14137 SD 03C, 14137SD 02, 14137SD 05, 14137 SD 06, 14137 SD 04,

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

Pre-commencement Conditions

PRE-COMMENCEMENT: CONTAMINATED LAND

(3) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not take place until sections 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 of this condition has been complied with in relation to that contamination.

Section 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Section 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Section 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in the replaced PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Section 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 – 123 of the National Planning Policy Framework 2012. This pre-commencement condition is required to ensure that risks to health through contamination are properly considered and addressed before building works commence.

Pre-occupation Conditions

PRE-OCCUPATION: PROVISION OF PARKING AREA

(4) Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

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 paragraph 32 of the National Planning Policy Framework 2012.

Other Conditions

GENERAL CONDITION: NOISE

(5) All dwellings shall be constructed in accordance with BS8233:2014 so as to provide sound insulation against externally generated noise. The levels as described in Table 4 of the guidance shall be applied, meaning there must be no more than 35 Db Laeq for living rooms and bedrooms (0700 to 2300 daytime) and 30 Db Laeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided. Levels of 45 Db Laf.max shall not be exceeded in bedrooms (2300 to 0700 night-time)

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

GENERAL CONDITION: SURFACING OF CLEARANCE MARGIN ADJACENT TO THE HIGHWAY IN LINTON CLOSE

(6) Notwithstanding the submitted details before the development hereby permitted is occupied, the clearance margin along the perimeter of the site in Linton Close shall be hard-paved and extended northwest to meet the emerging footpath on the west boundary of the site. Where vehicle access is formed for instance at the rear of plot 4 hard-paving shall be provided for a distance of not less than one metre from the edge of the public highway.

Reason: To ensure that no loose material is deposited onto the adjoining highway in the interests of highway safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

GENERAL CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

(7) In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the commencement of development.

A: No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with the approved plans and particulars in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61,109 and 118 of the National Planning Policy Framework 2012.

GENERAL CONDITION:BIODIVERSITY

(8) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (dated November 2014) 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.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way including pre-application discussions and has imposed planning conditions to enable the grant of planning permission.

INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(2) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

INFORMATIVE: PUBLIC HIGHWAY APPROVAL

(3) This planning permission does not authorise the applicant to carry out works within the publicly maintained highway. The applicant should contact Plymouth Transport and Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority and an appropriate Permit must be obtained before works commence.

INFORMATIVE: KERB LOWERING

(4) Before the access hereby approved are first brought into use it will be necessary to secure dropped kerbs and footway crossings with the consent of the Local Highway Authority. The applicant should contact Plymouth Transport and Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority.

INFORMATIVE: CODE OF PRACTICE

(5) The management plan shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web pages, and shall include sections on the following:

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;
- b. Proposed hours of operation of construction activities and of deliveries, expected numbers per day and types of all construction vehicles and deliveries, routes of construction traffic to and from the site (including local access arrangements, timing of lorry movements, and weight limitations on routes), initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, location of wheel wash facilities, access points, location of car parking for contractors, construction traffic parking, details of turning facilities within the site for site traffic and HGVs, and a scheme to encourage public transport use by contractors; and
- c. Hours of site operation, dust suppression measures and noise limitation measures.