

# ADDENDUM REPORT

Planning Committee



**Item Number: 03**

**Site: DERRYS DEPARTMENT STORE, 88 ROYAL PARADE,  
PLYMOUTH**

**Application Number: 16/00028/FUL**

**Applicant: Thames Bank Property Company Ltd**

**Pages 21-48**

## AIR QUALITY

Following the publication of the Officers Report the applicant has raised concerns regarding the recommended air quality condition stating that the assessments submitted applied a very much worst-case methodology when considering the total pollutant concentrations that new residents of the residential apartments will experience, but still concluded that all new residents will experience acceptable air quality, with concentrations below the objectives. After careful consideration the Council's Public Protection Service considers that on balance the condition is not required to make the application acceptable and therefore officers consider the condition should be removed. However an informative has been added advising the applicant that the property lies within an Air Quality Management Area.

## DRAINAGE

The proposal includes the attenuation and control of surface water prior to its discharge to the combined sewer, by providing 410m<sup>3</sup> of cellular storage within the development. The landscaped courtyards and brown roofs would further aid surface water attenuation. According to the submitted details for the 1 year rainfall event the proposals would represent a reduction on peak flows into the combined sewer of 94%.

Both South West Water and the Environment Agency (EA) requested further information regarding consideration of the surface water drainage hierarchy, and the potential for the development to be able to retrofit to and perhaps make reasonable contributions towards future drainage works.

Additional information submitted by the applicant has provided more justification for their proposed surface water drainage scheme and set out why alternative, more sustainable options for the disposal of surface water are not feasible.

The EA considers that, in the absence of alternative options higher up the surface water drainage hierarchy, a drainage scheme which reduces surface water flows (sufficient to more than outweigh the increase in foul flows) to the combined sewer, makes provision for connection to a future surface water only system and (if viable) makes contributions towards the system represents an improvement compared to the existing situation.

South West Water has indicated that their preferred option would be the separation of the surface water from the combined system through a financial contribution. However South West Water has not provided any details of such a scheme or its deliverability and therefore officers are not satisfied that such a contribution would be CIL regulation compliant. Furthermore given that the proposed scheme would improve the existing surface water situation it is considered that the mitigation proposed together with securing provision to connect to a future surface water should one be forthcoming would be acceptable and in accordance with policy CS21 of the Core Strategy. A drainage condition has therefore been added to secure this which is in line with other approved schemes within the City Centre.

## DELIVERY HOURS

The applicant has raised concerns regarding the recommended delivery hours condition and has requested that the hours be amended from 0800-18-00hrs to 0600 -2200hrs to ensure that the delivery of convenience goods such as bread is not compromised. Given that this is a City Centre location and the current existing use has no planning restrictions relating to deliveries, officers consider that a compromise of 0700-2200 would be acceptable in this location. Condition 27 has therefore been amended accordingly.

## CYCLES

The applicant has apologised and made officers aware that the number of cycle storage proposed should have read 125 instead of 205 detailed in the application. The Local Highway Authority considers that 125 cycle spaces would still be acceptable for the number of student units proposed and therefore condition 18 has been amended accordingly.

## S106

A S106 Management Fee of £4002 has been added to the S106 Heads of Terms which the applicant has agreed.

## RECOMMENDATION

The recommendation remains as within the report with the following changes:

- **Deletion of condition 15 (Air Quality).**
- **Amendment to condition 2 to include the drainage plan Y180-002/A.**
- **Amendments to condition 18 (Cycle Storage) to now read:**

*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 **125** bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.*

Reason:

*In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.*

- **amendment to condition 27 (Hours of Delivery), which now reads:**

*No deliveries or refuse collections shall be taken at or dispatched from the site outside the following hours; **07.00 until 22:00hrs** Monday to Saturday; nor at any time on Sunday, unless agreed in writing by the Local Planning Authority.*

*Reason:*

*To protect the residential and general amenity of the area from any harmfully polluting effects, such as noise and to comply with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and paragraph 123 of the National Planning Policy Framework 2012.*

- **Additional drainage condition:**

#### **DRAINAGE**

*Prior to the commencement of development, a detailed scheme for surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:*

- *details of the drainage during the construction phase;*
- *details of the final scheme, including how the scheme can provide a connection into a future strategic surface drainage system (in order to remove surface water flows from the combined sewer) as well as the provision for exceedance pathways and overland flow routes;*
- *a construction quality control procedure;*
- *a plan for the future maintenance and management of the system and overland flow routes.*

*Prior to student or hotel occupation, or a timetable to be agreed, the scheme shall have been completed in accordance with the approved details. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.*

*Reason:*

*To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development in accordance with the requirements of Policy CS21 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007*

*Pre-commencement Justification: To ensure that the drainage scheme required for the development is deliverable prior to any work commencing.*

- **Additional informative:**

#### **INFORMATIVE: AIR QUALITY**

*The developer is advised that the site lies within an Air Quality Management Area and the predicted levels of NO<sub>2</sub>, under a worst case scenario, are close to the annual mean air quality objectives, additional mitigation should therefore be considered in order to protect the air quality of future occupants of the development.*