

PLANNING APPLICATION REPORT



Application Number 16/00039/FUL

Date Valid 18/01/2016

Item 05

Ward Plympton St Mary

Site Address RIDGEWAY SCHOOL, MOORLAND ROAD, PLYMOUTH

Proposal Creation of floodlit artificial grass sports pitch, erection of ball-stop fencing, construction of hard-standing areas and refurbishment and floodlighting of existing multi-use games area.

Applicant Ridgeway School

Application Type Full Application

Target Date 16/06/2016

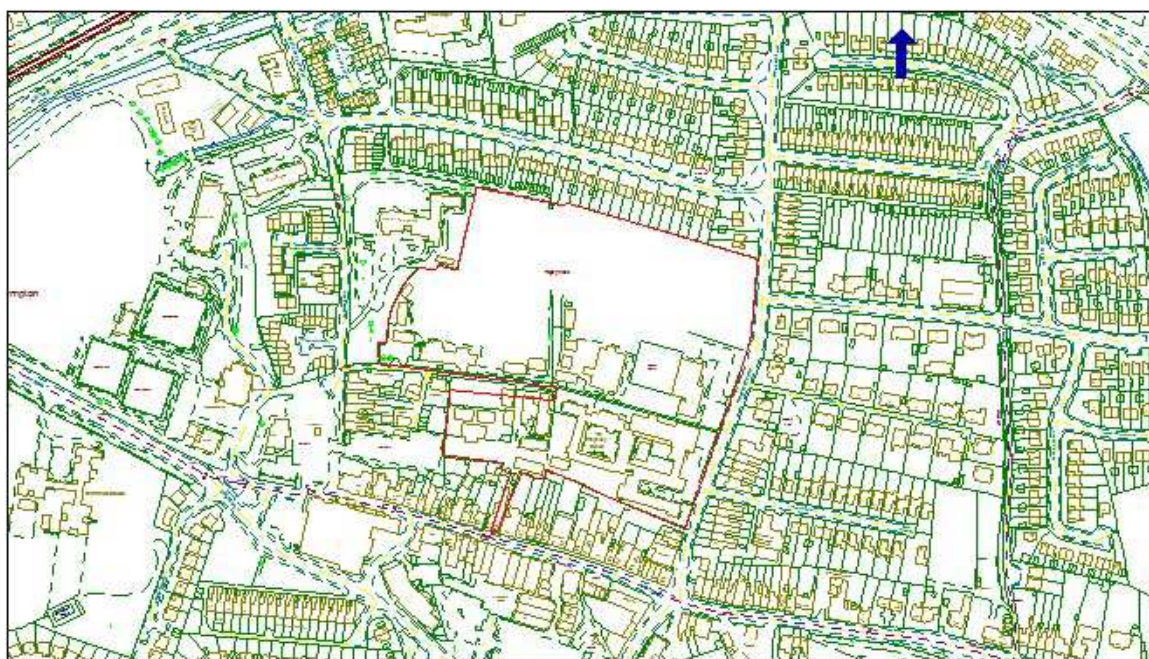
Committee Date Planning Committee: 09 June 2016

Decision Category Major - more than 5 Letters of Representation received

Case Officer Jon Fox

Recommendation Grant Conditionally

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1. Description of site

The development site is situated within the north-eastern quarter of the site of Ridgeway School, in Moorland Road. The development site is surrounded to the north, east and west by the school's playing fields. The western end of the proposed 3G pitch is 100 metres from the western boundary of the playing fields, which also constitutes the boundary with neighbouring apartments at Hillside, off Station Road. There is a belt of trees on this boundary.

The site is bounded to the north by houses in Earls Mill Road, the boundaries of which are 41.5 metres from the edge of the proposed 3G pitch. The houses in Earls Mill Road are set below the level of the existing grass pitch and are situated 17.4 to 18.9 metres from the school boundary fence, i.e. 58.9 to 60.4 metres from the pitch. The proposed ball catch fence is 34.3 metres from the northern boundary, at its nearest point. There are mature trees at the western end of the northern site boundary. The pitch is orientated east to west; the eastern end of the pitch is a little further from the boundary with Moorland Road, which separates the site from houses on the other side of the street.

2. Proposal description

Creation of floodlit artificial grass sports pitch, erection of ball-stop fencing, construction of hard-standing areas and refurbishment and floodlighting of existing multi-use games area. The proposed 3G pitch is aligned east/west and measures 79 metres by 52 metres. The pitch is on part of the site of the existing grass playing field, except for a small section, which is on part of an adjacent hard-surfaced play area. The multi-use games area (MUGA) covers the remainder of the existing hard play area plus part of a separate area of tarmac.

3. Pre-application enquiry

14/01682/MIN – various proposals were put forward for a 3G pitch at the site. One of these is similar to that proposed now, in that the pitch is on an east/west axis and is 37 metres between the 3G surface and the existing dwellings on Earls Mill Road. A separation distance of 37 metres was considered acceptable, informally. 9pm was advised as a cut-off time for the use of the pitch. - As always, this pre-application advice was provided entirely without prejudice to the Council's subsequent formal consideration, and eventual assessment and determination, of all of these matters.

4. Relevant planning history

14/01809/FUL - Extension to existing sports hall building and associated external alterations.

5. Consultation responses

Local Highway Authority (HA)

The HA state that from the transport and highways perspective, during the school day the facility would be used by school children; outside of school hours the pitch would be used by others, during which times sufficient parking would be available at the school of up to 131 parking spaces at various locations within the school property. In parking terms it is considered that the use would be largely self-contained, however there are nearby public car parks should parking demand be exceeded, although it is considered unlikely under normal circumstances. The existing access and egress arrangements would be used and remain unchanged. The HA state also that application also informs that during events, such as parents evening for example, car parking would be managed to control congestion. The HA therefore have no objections to the proposals.

Public Protection Service (PPS)

The PPS does not wish to raise an objection based on the revised submitted noise survey. In accordance with the survey an acoustic barrier is required to reduce the noise impact on nearby neighbours, the details of which can be sought by planning condition. Conditions are also considered necessary to deal with any unexpected contamination encountered during the works and a code of practice is also recommended in order to control the degree of disruption during construction.

Natural Infrastructure Team

The Natural Infrastructure Team have no objections to the development but raise concerns for bat roosts if any of the trees near the site are to be affected.

Lead Local Flood Authority

The proposal is to drain surface water from the 3G pitch to infiltrate to the ground. The drawings now show a proposed drainage trench designed to accommodate exceedance flows, i.e. those flows that exceed the ability of the drainage system to dispose of surface water, and without which additional surface water might lead to localised flooding of neighbouring property. The drainage trench is located close to the northern boundary of the site and is considered sufficient to accommodate any exceedance flows arising from the pitch..

Environment Agency (EA)

The EA have no objections to this proposal. They consider that surface water from the development will be discharged via infiltration in line with the surface water drainage hierarchy. Nonetheless, they advise that the Lead Local Flood Authority (LLFA) function should be consulted and confirm they are satisfied with the proposal prior to determination.

Sport England

Sport England was unable to support the application initially given the loss of the cricket pitch on the site. However, a replacement cricket facility will now be provided close by, between the adjacent football and rugby pitches. The latest plans also show how land between the proposed pitch and the northern and eastern boundaries will be utilised for sports, which addresses a concern Sport England had that this land would be sterilised by the layout and position of the pitch, landscaping and drainage trench. Consequently Sport England no longer objects to the proposed development.

When considering an application of this nature Sport England need to be satisfied that:

The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

Some sports require a grass surface and once grass is lost the chances of the land ever returning to grass are extremely remote. Artificial surfaces do not necessarily provide a direct replacement for grass pitch use as they only make a limited contribution to competitive grass pitch sports use. They are expensive to provide and require a significant revenue support. It is necessary to allocate

significant budgets for ongoing maintenance requirements. In addition a year on year sinking fund is required to ensure facilities are replaced when they are “worn out”.

The recently adopted Plan for Pitches in Plymouth does support the locality (not a specific site) as a preferred location for a new artificial grass pitch for football. The Plan also confirms a lack of pitches and projected playing pitches in the City for all sports highlighting a real issue for hockey and cricket.

Sport England has consulted the following sports for their view on this proposal as part of a national memorandum of understanding:

- The Football Association (FA) supports this application and will be looking to support the development of this project through Football Foundation funding.
- The English Cricket Board (ECB) objected to the application as the loss of the cricket ground had not been mitigated anywhere. However, the ECB have lifted their objection owing to the proposed provision of a replacement cricket pitch; they wish to see the replacement cricket strip provided prior to commencement of works which Sport England supports as being reasonable and necessary to meet Sport England policy E5 (The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields).
- Sport England has been advised by the Rugby Football Union that they support this proposal.
- England Hockey advises that they support this proposal as the area has been identified in the Plymouth PPS for an AGP.

AMEY Lighting Engineer

The Council's Lighting Engineer has assessed the floodlighting design, and has concluded that if installed as per the submitted details shouldn't cause a lighting issue, although it is noted that the site is extremely close to adjacent properties.

6. Representations

159 representations were received. Six letters raise objections; there were 25 observations and the remainder were in support. These are set out below:

Those in support cite the following advantages:

- This pitch is much needed as an all-weather facility that benefits grass roots football and wider participation in sport in Plympton and the city.
- Reduces need to travel to facilities further afield.
- Would be beneficial to the local shopping centre and could bring revenue to the area.
- Would improve the physical and mental health of children and others in the community, and reduces the obesity problem.
- The site is centrally located near to car parks.
- Helps children's education.
- Brings the community close to the school for the benefit of both.
- Keeps kids off the streets.
- The benefits of the facility far outweigh any drawbacks.

- Well overdue in the area for youth providing it isn't monopolised by professional clubs.
- Children can learn valuable skills outside the sporting world such as working together with others.

Those who object raise the following issues:

- Light pollution from 15 metre high columns – affecting Moorland Road, Ridge Park, Ridge Park Road and Earls Mill Road.
- Noise disturbance and bad language affecting nearby residents.
- Being all-weather this will have an impact all year; use of gardens in the Summer months will be totally spoiled.
- Additional traffic throughout the evening and also inconsiderate illegal parking, which is already a problem. More noise from car doors in the evening.
- Peoples' drives will be blocked.
- Not needed near children.
- Opening of the new fitness suite has already caused additional parking and blocking of driveways.
- The proposed usage times of 0800 - 2200 Mon to Fri and 0800 - 2000 Sat and Sun are frankly ridiculous in a residential area.
- Height and scale of the fencing would have a negative impact on its surroundings and outlook from neighbouring properties.
- Who would compensate neighbours if balls clearing the fence damage property?;
- A precedent has been set for this type of proposal by the application at Marine Academy, which was seen to be harmful to living conditions.
- Loss of greenspace and trees and hedges.

Other observations include:

- Plympton needs the facilities, which would be an asset to the Plympton community and the wider area.
- It's a safe place for children to play sport.
- On-site parking is limited and parking takes place on-street – it would be a concern if on-street parking were to increase as residents struggle to park already.
- encourages more people to be healthy and active.
- Improves sports across the local community.
- keeps younger people safe and out of trouble.
- enables local football teams to play all year round.
- avoids having to travel across the city to access similar facilities.
- Need to consider impacts of increased traffic, e.g. noise in the evenings and in Geason's Lane.

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 was approved by the City Council in September 2015. The Plan, which incorporates draft development plan policy, has been prepared following a consultation process. 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 a relatively 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).

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

8.1 This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7. Relevant development plan policies are: CS01 (sustainable linked communities), CS02 (design), CS18 (greenspace), CS21 (flooding), CS22 (pollution), CS28 (transport considerations). Particularly relevant is policy CS30 sport, recreation and children's play facilities), which states in part:

'Development proposals for new sport, recreation and children's play facilities, or for the enhancement /replacement of existing facilities, will be permitted provided that:

- a. There is no demonstrable harm from noise, lighting, transport or environmental impacts.
- b. The development contributes to meeting identified shortfalls in provision or to enhancing the quality of provision of sport / leisure facilities.
- c. The development is accessible by sustainable transport modes.
- d. Where appropriate, the development contributes to wider open space objectives.

There will be a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that there is currently an excess of provision, or where alternative facilities of equal or better quality will be provided as part of the development.'

8.2 Acceptability of the development in principle

The site is identified in the Greenspace Assessment (2000/2004) where it is listed as being of District importance for sports/other organised activities and Neighbourhood importance as a separation/buffer. The proposed development is consistent with the Plan for Playing Pitches which identifies a need for a 3G artificial football pitch in the east of the city. NPPF paragraph 74 states that:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

8.3 Policy CS30 of the Core Strategy states that:

Development proposals for new sport, recreation and children's play facilities, or for the enhancement /replacement of existing facilities, will be permitted provided that:

- a. There is no demonstrable harm from noise, lighting, transport or environmental impacts.
- b. The development contributes to meeting identified shortfalls in provision or to enhancing the quality of provision of sport / leisure facilities.
- c. The development is accessible by sustainable transport modes.
- d. Where appropriate, the development contributes to wider open space objectives.

There will be a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that there is currently an excess of provision, or where alternative facilities of equal or better quality will be provided as part of the development.

8.4 Policy CS18 (1), in accordance with NPPF paragraph 114, states that the Council will protect and support a diverse and multi-functional network of green space and waterscape, through identifying a network of strategically and locally important Greenscape Areas. Development on or adjacent to these Greenscape Areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristics of that area.

8.5 In this case it is considered that the proposed development on this site will ensure that the site continues to perform its current function as a playing facility, i.e. the development is for alternative sports and recreational provision, the need for which is considered to outweigh the loss.

8.6 Therefore, the development is acceptable in principle because it provides a playing pitch on what is currently a playing field area; as such it does not constitute a contradictory use. In this respect the proposed development is consistent with the Plan for Playing Pitches which identifies a need for a 3G artificial football pitch in the east of the city. The proposals are therefore considered to be in accordance with policies CS18 and CS30 of the Core Strategy.

8.7 Acceptability of the design

The proposals include a 4.5 metre high ball-catch fence, which would have an impact visually. However, a planted bund is proposed on the long, northern side of the pitch, which would in time provide a reasonable means of breaking up the visual impact of the fence, and the other structures. The proposals are therefore considered to be in accordance with policy CS02 and CS34 in these respects.

8.8 Acceptability of the provision for sustainability in terms of both the NPPF and the Council's own policies

The main issues are the impacts of the proposed development on neighbours in terms of noise, lighting and traffic/parking.

8.9 Noise

The submitted noise survey has been revised and is considered to adequately assess and address the noise impacts of the proposed development. Recommended measures include the provision of an acoustic barrier to reduce the noise impacts. Part of the overall impact depends on the hours of use of the proposed facilities. On balance it is considered appropriate to limit the use of the artificial pitch and multi-use games area (MUGA) to 0900 to 2100 hours Mondays to Fridays; 0900 to 1800 hours on Saturdays and 1000 to 1600 hours on Sundays and public holidays. (The closing hours proposed in the application; at 2200 hours Mondays to Saturdays, and 2000 hours on Sundays, is considered to be in excess of what is reasonable in a residential area in this case.)

8.10 Lighting

There are six, 15 metre high lighting columns proposed around the pitch. The middle column, on the farthest side of the pitch, i.e. facing the neighbours in Earls Mill Road, is 109 metres from those

dwellings. It is vital that neither light spill nor glare from the lights themselves adversely affects neighbours. Following the submission of further information the Lighting Engineer has not raised an objection. Again, the hours of operation will have an impact on neighbours' amenities and their perception of the level of intrusiveness occasioned by the floodlights.

8.11 Traffic and parking

A number of objections were raised on the grounds that the proposals will generate more traffic, which in turn will lead to inconsiderate parking in the street and issues of highway safety. Residents advise that similar problems already arise.

8.12 One of the main concerns expressed by residents relates to the associated additional traffic resulting from the school renting out the sports facilities to third party users outside of school hours. Ridgeway school has 131 parking spaces, with a role number of 820 pupils, along with 64 teachers, 27 teaching assistants, and 36 auxiliary support staff (admin and management etc.), the majority of which all arrive and leave at the beginning and end of the school day, many by car, and also bus and on foot, which gives rise to considerable levels of traffic (both pedestrian and vehicular) on Moorland Road. By comparison the out- of- hours use of the school sports facilities, a gym, fitness suite, tennis courts, and pitches, during the evenings and on a Saturday, would be unable to generate anything like the level of traffic (even allowing for overlaps in starting and finishing of activities) that the school generates on Moorland Road on a daily basis.

8.13 Therefore, it is considered that the comparatively slight increase in associated traffic, much of which would also occur outside of the peak traffic flow (and school) times on the local highway network, would not be harmful to amenity or highway safety and convenience. However, the hours of use of the proposed facility is a factor as far as activity later into the evening is concerned, and the effect this could have on residential amenity.

8.14 On balance it is considered that adequate on site parking, and public parking elsewhere, would accommodate the parking demand arising from daytime and evening use of the proposed facility, in accordance with policy CS28 of the Core Strategy.

8.15 Biodiversity

The lighting scheme should minimise light spill and therefore disturbance onto the adjacent trees, which may provide habitat for wildlife including nesting birds and roosting, foraging and commuting bats. The recommended conditions include a condition on the retention and protection of existing trees.

8.16 Acceptability of the provision for climate change in terms of both the NPPF and the Council's own policies

The proposed means of draining the development site is via infiltration to the ground, which is acceptable in principle, although further details are required of the trench designed to deal with exceedance flows, i.e. those flows which exceed the design capacity of the proposed drainage

scheme. These details can be dealt with by condition in order to avoid surface water flooding affecting nearby neighbours, in accordance with policy CS21 of the Core Strategy.

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

There are no local financial considerations.

11. Planning Obligations

Not applicable.

12. Equalities and Diversities

The proposals improve access to playing pitch provision for all sections of the community.

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 provides a needed artificial pitch in the eastern part of the city; does not negatively impact on playing field provision, given that a replacement cricket pitch is being provided; would be adequately mitigated in terms of the noise impacts on neighbours and would not result in prejudice to highway safety and convenience. The proposals are therefore considered to be in accordance with policies CS01, CS02, CS18, CS19, CS21, CS22, CS28, CS30 and CS34 of the Core Strategy of Plymouth's Local Development Framework. It is therefore recommended that conditional planning permission be granted.

14. Recommendation

In respect of the application dated **18/01/2016** and the submitted drawings 01/02, 02/01, 03/03, 04/02, 05/02, 06/02, 07/02, 08/00, CC6080 sheet 1 of 1, CC6081 sheet 1 of 1 and T1/00, it is recommended to: **Grant Conditionally**

15. 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: 01/03, T1/00, 03/08, 04/06, 08/00, 05/02, 06/02, 07/02, CC6081 Sheet 1 of 1, CC6080 Sheet 1 of 1

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: SURFACE WATER MANAGEMENT

(3) The surface water emanating from the site shall be managed and disposed of in accordance with the Flood Risk Assessment Revision B: March 2016 (R-FRA-U8152PM-01-B) and no development approved by this permission shall be commenced until the design detail for the drainage trench has been submitted to and approved in writing by the Local Planning Authority. The drainage trench shall be constructed before the start of construction of the artificial grass pitch and thereafter shall be retained for its intended purpose.

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, and to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure in accordance with policy CS21 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012. This pre-commencement condition is required to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure.

PRE-COMMENCEMENT: CONTAMINATED LAND

(4) 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

PRIOR TO FIRST USE: REPLACEMENT CRICKET PITCH

(5) Prior to the first use of the development the replacement non-turf cricket pitch with outfield shown on the approved plans shall be constructed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cricket pitch shall thereafter be retained.

Reason:

To secure replacement sports facilities to ensure sufficient benefit to the development of sport in accordance with policy CS30 of the Core Strategy of Plymouth's Local Development Framework and paragraphs 73 and 74 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: ACOUSTIC BARRIER

(6) A suitable acoustic barrier shall be erected on the perimeter of the playing area/spectator area as recommended within the applicant's noise impact assessment. The barrier shall be 3m high. Prior to first use of the development details of the barrier, including its density and construction, shall be submitted to and approved in writing by the local planning authority. The acoustic barrier shall be installed in accordance with the approved details before the development hereby permitted is used and retained permanently.

Reason:

To protect the amenity of the local area in relation to both noise and lighting as per CS22 & CS34 of the adopted City of Plymouth Core Strategy development plan document 2007 and paragraphs 17 and 123 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: LANDSCAPING

(7) The landscaping scheme shown on the approved site plan shall be carried out prior to the first use of the artificial grass pitch in accordance with details of the soft landscape works including planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled), girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations,

cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: MANAGEMENT AGREEMENT AND CODE OF CONDUCT

(8) The applicant /developer shall submit details of a management agreement for the operation of the development and code of conduct for the users of the facility to be approved in writing by the local planning authority prior to the commencement of the use of the development hereby permitted. The development at all times shall be operated in accordance with the agreed management agreement and code of conduct.

Reason:

To ensure that the facility is managed in an appropriate manner to avoid harm to the living conditions of adjoining properties to comply with policies CS30 and CS22 of the adopted City of Plymouth Core Strategy Development Plan Document 2007 and paragraphs 17 and 123 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: COMMUNITY FORUM

(9) The applicant /developer shall submit details of a community forum to be approved in writing by the local planning authority prior to the commencement of the use of the development hereby permitted. The details shall include: the terms of reference; its composition including representatives for the local residents, ward member/s, Ridgeway School and other stakeholders; and the frequency of meetings.

Reason:

To ensure that the facility is managed in an appropriate manner to avoid harm to the living conditions of adjoining properties to comply with policies CS30 and CS22 of the adopted City of Plymouth Core Strategy Development Plan Document 2007 and paragraph 17 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: COMMUNITY USE AGREEMENT

(10) Prior to the commencement of the use a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. The Agreement shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review. The development shall not be used at any other time than in strict compliance with the approved agreement.

Reason:

To secure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport and to accord with policies CS14 and CS30 of the adopted City of Plymouth Core Strategy development plan document 2007 and paragraphs 73 and 74 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: EXTERNAL LIGHTING

(11) The external lighting scheme and details of the luminaires and light intensity and spread shall at all times strictly accord with the details set out in the Floodlighting Performance Results REV A (2), SSL2019 Appendix B Optivision Luminaire, SSL2019 Appendix C Philips Optivision Louvre and SSL2019 Appendix F ILP 2011. Before the use of the development hereby permitted is commenced the applicant shall carry out pre-use testing to ensure that the floodlighting system complies with the approved details and submit details of the test results to be approved in writing by the local planning authority. The development shall be operated at all times in accordance with the approved and tested floodlighting system.

Reason:

To ensure that adequate external lighting is provided for future occupiers of the site [and that it does not interfere with navigation], in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 125 of the National Planning Policy Framework 2012.

CONDITION: HOURS OF USE

(12) The use and floodlighting of the artificial grass pitch and multi-use games area hereby permitted shall not take place outside the following times: 09.00 hours to 21.00 hours on Mondays to Fridays inclusive; 09.00 hours to 18.00 hours on Saturdays and 10.00 hours to 16.00 hours on Sundays and Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict 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.

CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

(13) 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 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.

CONDITION: LANDSCAPE MAINTENANCE

(14) The approved landscape scheme shall not take place until a schedule of landscape maintenance for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

To ensure that satisfactory landscaping works carried out 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.

Informatives

INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(1) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

INFORMATIVE: CONDITIONAL APPROVAL (WITH NEGOTIATION)

(2) 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 with the Applicant [including pre-application discussions] and has negotiated amendments to the application to enable the grant of planning permission.

INFORMATIVE: CODE OF PRACTICE

(3) The development should be carried out in accordance with the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web pages at: www.plymouth.gov.uk

INFORMATIVE: COMMUNITY USE AGREEMENT

(4) Guidance on preparing Community Use Agreements is available from Sport England www.sportengland.org