

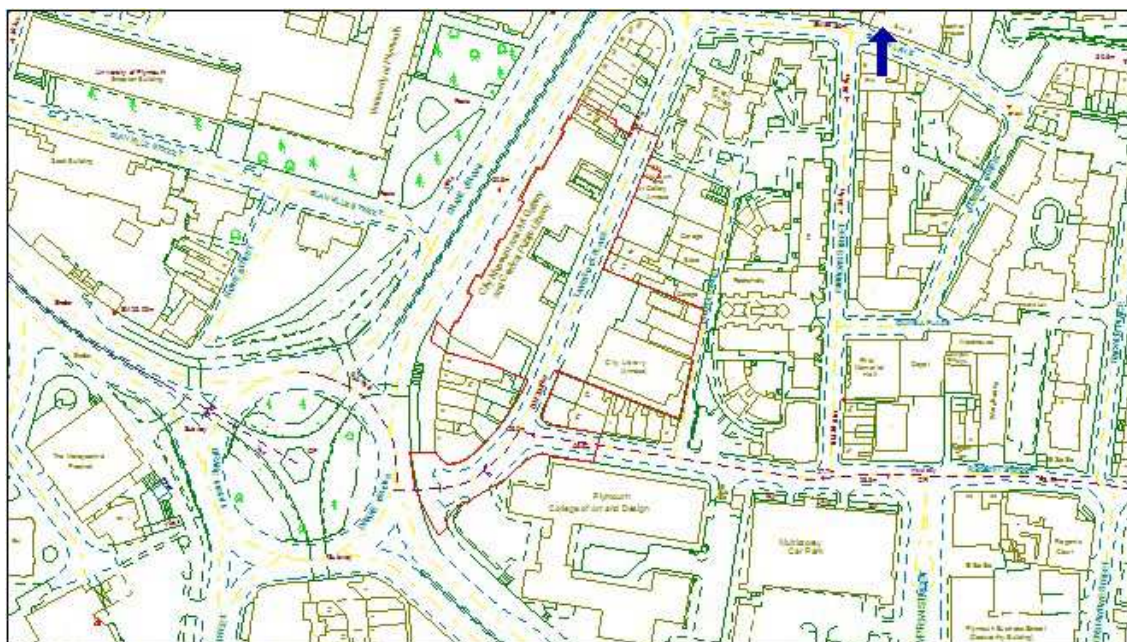
# PLANNING APPLICATION REPORT



<b>Application Number</b>	16/00393/FUL	<b>Item</b>	09
<b>Date Valid</b>	08/03/2016	<b>Ward</b>	Drake

<b>Site Address</b>	CITY MUSEUM & ART GALLERY, DRAKE CIRCUS, PLYMOUTH		
<b>Proposal</b>	Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping and highway works including closure of Tavistock Place to through traffic and creation of new pedestrian links		
<b>Applicant</b>	Plymouth City Council		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>07/06/2016</b>	<b>Committee Date</b>	<b>Planning Committee: 09 June 2016</b>
<b>Decision Category</b>	Major - more than 5 Letters of Representation received		
<b>Case Officer</b>	Olivia Wilson		
<b>Recommendation</b>	Minded to Grant subject to Referral to National Casework Unit		

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## **I. Description of site**

The site lies on the north-east edge of Plymouth City Centre, adjacent to the University and the College of Art, and includes the Museum and Central Library buildings, St Luke's Church and the section of Tavistock Place from the junction with Charles Street to the Museum where it faces the Social Club. The site is bordered to the West by North Hill, to the East by Chapel Street, to the South by Charles Street and Regents Street and to the North by Gibbon Lane. The site slopes gently downhill from north to south.

The North Hill elevation of the Museum and Library comprises the grand, formal main facades and entrances of the buildings, facing the University campus. The Library and Museum buildings back onto Tavistock Place. Tavistock Place also comprises bars at the southern end, St Luke's Church, which has been used as a library annex since the 1960s, a private residence (No. 41), a Social Club, and a student hall of residence (Gilwell Halls) at the top end of the street. Tavistock Place therefore has a mixed use character, but has a poor street scene due to the number of properties that back onto it rather than face it.

The City Museum and Library were built in 1907. Both buildings were designed by Thornely and Rooke in an Edwardian Baroque style, with the Library being largely rebuilt in 1956 following extensive bomb damage sustained during the war. Both buildings were extended in the 1930s and the Museum was further extended in the 1970s. The buildings are Grade II listed and have been on the local Heritage at Risk register since 2005 due to deterioration of the building fabric over time.

St Luke's Church was built in 1828 as a chapel of ease to Charles Church. It became a parish church in 1874 when it was dedicated to St Luke. The chancel was added in 1878 and the outdoor pulpit was erected in 1913. It closed as a church in 1969 when it was converted internally for library use as office space and book storage. It is Grade II listed and is also on the local heritage at risk register due to deterioration of building fabric. The building has retained much of its original interior and ecclesiastical non-conformist character, despite being a former Anglican church.

## **2. Proposal description**

Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping and highway works including closure of Tavistock Place to through traffic and creation of new pedestrian links.

This application comprises three elements to it:

1. To convert and extend the former Central Library building and join it to the Museum to form an extended and enhanced Museum and Archive, including study spaces and offices, with a new entrance onto Tavistock Place. This involves the demolition of the rear of the library, a small annex to the Museum as well as the toilet block to the north of the Museum and the construction of a new exhibition and study space with an archive above to the rear of the Museum and Library.
2. To convert and restore the former St Luke's Church as a gallery, with a new extension to the side for exhibition storage.
3. To create new public realm within Tavistock Place between the Museum and St Luke's, with new pedestrian links through to North Hill to the west and to Chapel Street to the east, thereby improving linkages between the University and the Museum and creating a more socially vibrant feel to the area.

The project will bring together the following major collections under one roof in the new archive: the West Devon Record Office; the Local Studies Library Collection; the SW Film and Television Archive; the South West Image Bank and the Naval Heritage Collection from Devonport. This will provide modern, safe storage facilities for these valuable collections.

The existing two buildings (Museum and Library) will be joined together via the new extension to create a single integrated building. The existing two principal entrances on North Hill will be retained, as will the middle entrance that will be enhanced to become a fully accessible entrance. The new main entrance on Tavistock Place will be located at the lower height of the existing Library, which also provides access to a shop, café and exhibition area at ground floor level. The main entrance has been positioned at an angle facing south towards the southern end of Tavistock Place to enhance its prominence and visibility.

The first floor of the extension will be dominated by a large study space. This is set back from the front elevation by 4.5m which will create a large open space facing Tavistock Place.

The existing galleries at ground and first floor level within the Museum will be retained, while the retained front rooms of the Library at ground and first floors will become offices, learning spaces and there will be a University study space at first floor level.

The archive box will sit above this, providing a full storey of archive space. This is cantilevered out above the main building below. Above this, a plant room and solar panels are screened behind a parapet wall.

### **3. Pre-application enquiry**

This application has a Planning Performance Agreement that covers the pre-application enquiry and application. At pre-application stage, two presentations were made to the Devon Design Review Panel. The Design Review Panel was generally supportive of the proposals. It supported the creation of public realm and new pedestrian links. It considered that the 'floating box' would create a positive tension with the building below and needed to have prominence. All materials should be locally significant and help to create a sense of place that is high quality and appropriate. The proposed subdivision of the public realm was supported to allow different activities. Historic England also commented on the proposals at pre-application stage and was supportive of a design that would rise behind the existing buildings with sufficient scale to have a presence and signpost the centre but without overwhelming the architecture below. It was supportive of the cantilevered element and of the retention of the 1950s entrance to the Library. It encouraged the adaptation of one of the main North Hill entrances to be fully DDA-compliant. With regard to St Luke's Historic England was supportive of the retention of the upper gallery, but encouraged the additional stair to be located externally to protect the dramatic quality of its internal space.

The Local Planning Authority's advice was that the principle of the development was considered to be acceptable, and the restoration and enhancement of the listed buildings to form a new cultural hub for the City was welcomed, as was the creation of enhanced public realm. However, proposals for internal alterations to St Luke's must be strongly justified, and further consideration should be given to the external treatment of the Museum extension. Recommendations were also made for the design of the public realm.

### **4. Relevant planning history**

91/00616/LBC Construction of new toilet block and fire escape and fire upgrading of building structure: permitted (GOSW decision)

07/01318/LBC Removal of rooflights, and replacement with natural slate, replacement of fire doors, and installation of handrail: permitted

I6/00394/LBC Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping – under consideration.

## 5. Consultation responses

### Historic England

Historic England considers that the proposals cause a degree of harm to the significance of the listed buildings, but also notes some significant heritage benefits. On balance, it considers that the heritage benefits outweigh the harm to the historic environment, subject to planning conditions. Historic England recognises that the proposals represent a significant investment in the historic environment and will secure a long-term sustainable future for the listed buildings. The design of the proposed extension will contrast with the existing Museum and Library, but will not detract from their aesthetic appeal. It will rise above the listed buildings in certain views from North Hill, but will not be a dominating feature. Historic England also welcomes revisions to the plans to locate the lift on the outside of the Church rather than within the Chancel. Historic England recommends that conditions are attached to require samples of cladding materials to be submitted for approval; to require the main entrances to the Museum and Library to remain open at all times that the building is open to the public and for details of the proposed staircase within the former chancel of St Luke's to be conditioned.

### Victorian Society

The Victorian Society objects to the application on the grounds of visual harm to the setting of the listed buildings. It considers that the proposed extension is incongruous and should be three storeys high at most so that it does not loom over the main Museum elevation. It also considers that the cantilevered element does not respond to the street-scape as it is a top-heavy building and is considered to be harmful to the setting of St Luke's Church. It should reference the architectural language of the church and not use reflective materials.

In relation to the accompanying listed building consent application, under the terms of the Handling Heritage Applications Direction 2015, in the event that a National Amenity Society objects to a listed building consent application that has been submitted by a Local Authority and the Local Planning Authority is minded to grant consent, then the decision is subject to referral to the National Planning Casework Unit for determination.

### 20<sup>th</sup> Century Society

The 20<sup>th</sup> Century Society initially objected to the proposals on the grounds of loss of historic fabric from the part of the library to be demolished. Following revisions to the proposals to retain more of the historic fabric, however, the Society has withdrawn its objection.

The Georgian Society was consulted but no response has been received.

### Highway Authority

The Highway Authority has no objections to the application, subject to planning conditions, as it is not anticipated that traffic levels will change significantly as a result of the proposals, and the proposal is in a very accessible location. It notes that the application has been revised to improve the location of the turning head and the location of street trees to improve the design and functioning of the public realm. A Traffic Regulation Order will be required to implement the transport proposals.

The Historic Environment Officer considers that on balance the overall benefits of the scheme to the public and city outweigh the harm. The scheme will also see three buildings removed from the Council's Heritage at risk register.

Economic Development supports the proposals but requests an Employment and Skills Strategy condition.

The Environment Agency has no objection to the application.

South West Water has no objection to the application, subject to no surface water being discharged to the public combined sewer network.

The Public Protection Service has no objection to the application, subject to conditions on noise levels, unexpected contamination and code of construction practice.

The Police Architectural Liaison Officer has no objection to the application.

The Natural Infrastructure Officer notes that an Ecological Mitigation and Enhancement Strategy (EMES) has been submitted, that shows a net biodiversity gain through the landscaping measures. Two bird bricks are also proposed to be installed. There is a bat roost within the roof of the Museum which may be disturbed by the proposed works. A replacement bat roost is proposed as mitigation. The implementation of the EMES can be conditioned.

## 6. Representations

20 letters have been received. These include 10 letters of objection and 10 letters of support.

The letters of objection raise the following concerns:

- concerns over the design of the new extension, it should be more in keeping with the original style of the buildings.
- concerns over use of reflective cladding
- concerns over the closure of Tavistock Place to through traffic
- concerns that Tavistock Place is not a good location for public realm.

The letters of support include:

- Support for the creation of the single archive
- The centre will safeguard Plymouth's historic collections
- It secures the future of the listed buildings
- Support for the economic and cultural benefits of the proposal for the city
- It will benefit the University and students and will help to revitalise the area.
- Support for the design as an exciting contrast of old and new
- It will bring life to Tavistock Place
- The archive box will not harm the facade of the Edwardian buildings but accentuate them. It will be sympathetic to the existing buildings.
- It will be a landmark building
- Welcomes the restoration of St Luke's Church

Public consultation by the applicant

A Community Involvement Statement has been submitted. Engagement with the public has taken place through a variety of means including social media, websites, face to face meetings, newsletters and local events as well as national campaigns such as National Archive Week to raise public awareness and gain people's views.

Public consultation events were held in Plymouth at the following venues and dates: October 2013 (Drake's Circus, 4 days); February 2014 (1 day Derriford Hospital, 1 day Civic Centre); May 2014 (Drake's Circus, 5 days). These days attracted many positive comments about the project.

Further consultation events were carried out between September and November 2015: Plymouth University (1 day); City Market (5 days); Taylor Maxwell House (6 days). Responses included a positive response for the building designs.

Focused consultations have been held with a number of community groups including PADAN, the Plymouth Disability Action Network. These consultations have shown a strong interest in promoting local history and involving local groups.

## 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). *In the case of this application, it also comprises the City Centre & University Area Action Plan.*

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

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. The key considerations in relation to this application are: is the development acceptable in principle? Impact on the setting of the listed buildings, impact on the street-scene, public realm works, impact on highways and parking, impact on residential amenity. In addition the following considerations are also important to assess: renewable energy, ecology, landscape and street trees, drainage and refuse. The impact on the historic fabric of the listed buildings will be considered in the accompanying listed building consent application.

### **Is the development acceptable in principle?**

2. The current uses in the Museum, Library and former St Luke's all fall into the 'D1' use classes (which includes museums, libraries and places of worship) as do the proposed uses, so there is no change of use in planning terms. The Central Library has relocated to a new location within the City Centre, so the loss of the library in this location is not detrimental to the City's amenities. St Luke's Church is currently used as a library service office and storage facility. These services will also be relocated to existing library space around the city so there will be no loss of service.
3. The conversion and renovation of three listed buildings will support the City's objective to strengthen the 'cultural hub' around the University, Museum and College of Art.
4. Core Strategy Area Vision 3 (City Centre) seeks to 'reinforce the City Centre's role as a vibrant and thriving regional destination, providing high quality shopping, recreation, cultural, civic, education and commercial facilities'. It also seeks to 'positively integrate and reinforce the role of the University and the Cultural Quarter as vibrant and strong parts of the City Centre'.
5. The Museum is located within the 'cultural quarter' as defined by the City Centre AAP (CCAAP). Proposal CCI6 refers to the need to enhance the 'cultural district' centred on North Hill, and this proposal will support this objective. SO7 of the CCAAP (point 7) states that the environment between the University, the Plymouth College of Art and the Museum should become more pedestrian friendly with an improved public realm, and this proposal is in keeping with this objective.
6. Policy 34 of the Plymouth Plan identifies a cultural hub around North Hill/ Tavistock Place (including the area around Plymouth University, College of Art, Museum and proposed History Centre).
7. This proposal is therefore considered to be in conformity with policies set out in the Core Strategy, the City Centre AAP and the emerging Plymouth Plan.

### **Impact on the setting of the listed buildings**

#### *Impact on the Museum and Library*

8. An objection has been received from the Victorian Society to the height of the 'archive box' and its visual impact on the historic buildings, especially from the North Hill elevation. The Society argues that the extension is too tall for its setting, and should be three storeys high at most. It also argues that the cantilevered element of the archive box does not respond to the existing street-scape of Tavistock Place and is harmful to the setting of St Luke's Church.
9. Historic England's view is that the archive box will contrast with the Edwardian Baroque of the Museum and Library, but will not detract from their aesthetic appeal. It will rise above the listed buildings in certain views from North Hill, but without being a dominating feature.
10. The 20th Century Society expresses concern that the new extension will dominate and harm the setting of the Museum and Library as it will be high and massive and fundamentally alter the appearance of the heritage asset and its context.
11. The submitted Design and Access Statement states that the extension has been designed as the unifying link between the Library, Museum, St Luke's and the new public space on Tavistock

Place. It further states that the extension will provide a uniform and bold façade that creates a strong building line and provides a positive and welcoming street frontage. It has been designed to be a prominent landmark for the city with a memorable design, but not overbearing in relation to its surroundings.

12. Elevation drawings and visual impressions have been submitted to illustrate the visual impact of the proposed extension on the existing buildings. The proposed west elevation plan shows the view of the extension from North Hill where it will sit behind the main facades. It shows that the 'box' will be visible above the roof, extending from the lower southern level above the Library, where it will protrude above the existing roofline by 5m, to the higher level of the museum where it will only protrude by 2 to 3m due to the fact that the Museum building sits 2m higher than the Library, as the building steps down the slope of North Hill. The extent to which the 'box' will be visible behind the facade will vary from different viewpoints. From the south the box will appear more prominent whereas from the north it will hardly be visible. The use of reflective cladding tiles on the archive box is intended to make the box 'shimmer' in the sunlight and shine in the evening to soften the mass of the box.
13. Officers consider that the height of the box is not excessive and will still allow the historic facades of the Museum and Library buildings to be read without detracting from their historic significance. The box will sit in the background, visible but not dominating and clearly separate to the historic element.
14. Officers consider that the proposed reflective cladding tiles on the archive box will act to blend with the sky, acting as a shimmering backdrop to the historic facade. The cladding will create an active and distinctive façade as the tiles will reflect the sky and weather patterns.
15. Officers also note that the box is not higher than many of the other civic buildings in the vicinity, including many buildings on the University Campus, including the Roland Levinsky building and the Plymouth College of Art building. Overall, officers do not agree with the Victorian Society that the height of the archive box will be detrimental to the setting of the listed buildings. Officers are mindful of the decision of Barnwell Manor Wind Energy Ltd where an appeal decision was overturned on the basis that a Planning Inspector had failed to properly apply the requirements of Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. However, officers consider that the visual impact on the setting of the listed buildings represents 'less than substantial harm' and is outweighed by the public benefits that the proposal brings, as stated by paragraph 134 of the NPPF.

#### *Impact on the setting of St Luke's Church*

16. St Luke's Church is located on the West side of Tavistock Place and currently faces onto the rear elevation of the Library. To the north it is bordered by garages and storage buildings, while to the south it is bordered by two student bars with terraced areas to the front. To the rear it faces onto Chapel Street which is a narrow back lane that runs north-south from Regent Street. The current setting of the building is therefore considered to be run-down and lacks any clear urban form. There is a parking courtyard in front of the Church which also detracts from its setting.
17. Officers consider that the proposals will transform the area to the north and west of St Luke's as well as the public realm around it. To the north, the existing garage and store will be demolished and a new extension will be built to store exhibitions. This will be a low, single-storey building set back from the front elevation of the Church. It has been designed to be of lower prominence than the main Church and officers consider that it will be an enhancement to the existing run-down buildings. The car parking court to the front of the Church will be removed and instead the area to the front and north side of the Church will be transformed into a high quality public



realm, so that the Church will directly front the street. The retention and restoration of the external pulpit is welcomed as a unique feature to the piazza, and officers consider that the treatment of public realm with 'footprints' will also enhance the setting of the church.

18. The current assemblage of extensions to the rear of the Library opposite the Church will be replaced by the new extension and archive box. The archive box is cantilevered out over the main building below, but follows the line of the street. The Victorian Society considers that this modern design will be detrimental to the setting of the Georgian Church by introducing such a modern design to the street. Officers consider, however, that the new extension will contrast in style and massing, but will provide a strong street frontage which currently does not exist, and by providing a new main entrance to the Museum it will bring life to the street and reinvigorate the public realm. Officers consider that the proposals will have a positive impact on the setting of St Luke's by enhancing the public realm and the quality of the built environment, in conformity with paragraph 134 of the NPPF. The setting of the rear elevation of the Church from Chapel Street will also be enhanced by removing the current store and garage and opening up the street. The restoration of the large rear east window on the Chancel will enhance the view of the church from Regent Street and Chapel St and create visual interaction between the church and this area which is welcomed.
19. The choice of cladding materials for the extension will have an impact on the setting of both the Library and Museum and St Luke's. The proposals have been revised to propose a Plymouth limestone cladding for the main part of the extension, rather than black reflective tiles. Officers consider that this change of materials improves the impact of the building on the setting, as the limestone is a local, high quality material that mirrors the use of limestone within the original buildings.

### **Impact of the extension on the street-scene**

20. Tavistock Place will be transformed by the proposals as it will become the new focus of the History Centre. Concern has been raised that the new extension and archive box is out of character with the surrounding area and should be more in keeping with the existing buildings.
21. The proposed east elevation of the new extension onto Tavistock Place replaces the rear annexes of the Library and Museum which have a poor relationship with Tavistock Place. Officers consider that the new extension will provide a uniform, bold, contrasting façade that directly faces the street and creates a new, strong building line. The curtain wall glazing along this elevation will provide activity and interaction between the building and the street. The cantilevered 'box' above will provide a strong frontage and also provide shelter to the street below. The level of Tavistock Place rises from south to north, so the new extension steps up the hill although the box above is uniform in height. From this elevation, the roofline of the original Library will be hidden behind the 'box'. At the northern end, the new extension joins with the original Museum, but the box above is offset from the end gable of the Museum by 1.5m to create a clear visual separation. At the southern end, the extension is offset from the end of the original Library by 5m to again create a visual separation.
22. The north elevation plan shows the new extension 'box' extending forward above the building below, but the base of the building follows the existing building line. The idea of stepping the 'box' out beyond the building line of Tavistock Place is considered to be positive in that it gives the building a presence on approaches both north and south.
23. The 'box' is considerably higher than the existing buildings on the east side of Tavistock Place, especially at the higher southern end, but there will be no overlooking as there are no windows within the 'box'.
24. Overall, officers consider that the new extension and box, together with the public realm improvements, will transform the street-scene along Tavistock Place from a run-down, tired street to a vibrant, high quality place.

## **Public realm**

25. Concern has been raised that Tavistock Place is not a suitable location for public realm. The public realm proposals have been designed to link the two parts of the scheme together (The History Centre and St Luke's) with a high quality public space.
26. Currently, Tavistock Road is a through road to traffic. The public realm proposals contain the section of Tavistock Place from the northern edge of the new extension south to the junction with Charles Street. The proposal is to close Tavistock Place to through traffic to create a public square or 'piazza' between the History Centre and St Luke's Church, a 'forum' to the north of St Luke's, and a 'node' at the junction with Charles Street as well as two new pedestrian links to North Hill and Chapel Street. The sections of Tavistock Place to the south and north of the piazza will be shared space.

### *Piazza*

27. The Piazza will be the main area of public space between the Tavistock Road entrance to the History Centre and St Luke's, incorporating the highway. It will be approximately 25m wide from the History Centre entrance to St Luke's, and will stretch approximately 50m along Tavistock Place. It will include a semi-enclosed area outside St Luke's that will incorporate footprints within the paving to represent the footsteps of past congregations who would have listened to sermons preached from the outside pulpit, which will be repaired as part of the proposals.
28. Level changes within the street will be dealt with by steps, although there will also be level access for wheelchair users and pushchairs. The area immediately adjacent to the new History Centre entrance and café will be a raised terrace with steps down to street level. This will allow the café to spill out to the terrace. The steps will also provide an informal seating area which will provide activity within the piazza. The cantilevered extension above will provide shade and shelter for this area.
29. The piazza will be fully pedestrianised, and will be paved with high quality granite setts. An external materials condition should be included to require samples of all external paving materials to be agreed. The proposal is for this to be a flexible space that can be used for a variety of activities such as street fairs and festivals.
30. A new pedestrian link will be formed through to North Hill to the South of the Museum and Library. This link will improve the accessibility of the scheme for pedestrians. There will be overlooking of this passage from the café/bar that faces it, which will provide natural surveillance.

### *Forum*

31. This area of more enclosed public realm is set back from the piazza to the north of St Luke's Church to create a quieter, more sheltered space. Four new trees are proposed to frame the forum, and it will also be defined by a variation in paving that shows the outlines of dwellings that previously stood on the site.
32. This space is framed to the north by the side elevation of No. 41 Tavistock Place that is still a private residence. The proposal shows a green 'living' wall here to soften and screen this side elevation, and a row of espalier trees along the side wall of the rear garden. These green features will be offset from the walls to allow future access and maintenance. A row of espalier trees is also proposed to screen the side elevation of the café to the south of St Luke's.
33. This space also provides flexibility to host events, and there would be the opportunity to locate a temporary café within this space. An informative can be attached to highlight that planning permission may be required for any temporary structures within this area.
34. Delivery vehicles will require access to the delivery bay to the north of St Luke's which will require access over both the piazza and the forum.
35. The forum leads into a new pedestrian route through to Chapel Street. This supports pedestrian movements, and will link to an existing route through to student halls. There are steps shown to the side of the new extension to deal with level changes, but there is a level route through for disabled users.

### *Shared space areas*

36. The two shared space sections of Tavistock Place to the south and north of the piazza show an upgraded road surface and footways. The footways incorporate a small kerb up-stand in order to address the needs of visually impaired users.
37. The different areas of public realm are linked by 'tramlines' that run from the node to the end of the piazza. These represent the route of a tramline that ran along Tavistock Place at the end of the last century.

### *Node*

38. This area of the public realm provides an enhanced public space at the southern end of Tavistock Place adjoining Charles Street, which will be the gateway to the History Centre for visitors coming from the City Centre. It will be fully pedestrianized.
39. Street lighting will be integrated into the public realm. Street lighting will also be included to the new pedestrian links to improve safety. Details of provision of street lighting can be conditioned.
40. Overall, officers consider that these proposals will provide a new area of high quality public realm at the heart of the cultural quarter, as well as improving pedestrian movement through the area with new pedestrian links. The creation of different areas of public realm will also add to the distinctiveness and vitality of the area.

### **Parking and Highways**

41. Concerns have been raised about the closure of Tavistock Place to through traffic and the loss of on-street parking.
42. A Transport Assessment (TA) has been undertaken to assess the impacts of the scheme on highways and parking. This notes that the visitor numbers predicted for the new History Centre will be similar or slightly less than the current visitor numbers to the Library and Museum, so the impact on traffic within the area is considered to be acceptable. There is a negligible change in traffic levels predicted arising from this development, therefore the existing Air Quality Management Area should not be affected.
43. The site lies within a resident parking permit zone so any staff or visitors arriving by car have to either park in on-street pay and display spaces or within City Centre car parks. The location is considered to be highly sustainable with frequent public transport services nearby. It is also within walking distance of the City Centre. The lack of dedicated off-street parking within this proposal is therefore considered to be acceptable.
44. There are two elements to the public realm works: an area of shared space at either end of Tavistock Place and a pedestrianised area in the centre from which vehicles will be prohibited except the occasional HGV servicing the Museum. The detailed design of the proposed piazza and shared space area will be subject to approval by the Highway Authority and will require the necessary Traffic Regulation Order (TRO). This is a separate process to planning, but can be highlighted by use of a planning condition.
45. 5 pay and display spaces will be retained at the north end of Tavistock Place (outside the red line). 2 disabled parking bays will be provided just to the north of the piazza and a loading/ drop off bay. At the southern end of Tavistock Place the existing 5 pay and display spaces will be removed as well as the taxi rank that operates from 6pm to 6am. The turning head will also be altered. A loading bay will be provided instead to service the commercial properties at this end of the street and a disabled parking space will be provided on Regent Street close to the junction with Tavistock Place. 3 further pay and display spaces will be lost from Regent Street.
46. Overall, there will be a net decrease of 22 on-street pay and display parking spaces but a net increase of one disabled parking space. Officers consider that there is sufficient public parking in

the vicinity to offset this loss, including the Regent Street car park that currently operates with space capacity.

47. A new turning head will be provided at the northern end of Tavistock Place for vehicles coming from the north. This has been sized for a refuse vehicle to reverse into. This turning head is proposed on land within the ownership of the applicant, and should be constructed to adoptable standards. This will be required prior to the main construction works, this can be conditioned.
48. A total of 34 cycle parking spaces will be provided with Sheffield stands, 24 of which will be for visitor use while 10 spaces will be available for staff to use. These will be located to the south of St Luke's and should be covered. This can be required by condition. The visitor stands are located as follows: 4 stands adjacent to the North Hill link; 4 stands adjacent to the Forum; two stands on North Hill at the southern end by the North Hill link and two at the north end by the former public toilets. Provision of these stands can be conditioned.
49. The closure of Tavistock Place to through traffic will result in the diversion of small amounts of traffic onto Gibbon Street. In order to prevent congestion arising on Gibbon Street, it is suggested that the lower section of Gibbon Street is altered to a one-way system to prevent southbound traffic onto Regent Street. This will prevent drivers using this route as a rat-run. A condition can be attached to require the applicant to implement the TRO prior to occupation of the development.
50. The new Chapel Street link will provide a pedestrian route from Tavistock Place through to the Robbins student halls across Chapel Street. Officers do not consider that Chapel Street currently offers suitable pedestrian crossing facilities, being effectively a rear service lane with an uneven surface. Officers recommend the use of a condition to require a dropped kerb to be installed and the surface at this point of Chapel Street to be made even.
51. Officers consider that in order to promote sustainable modes of transport a travel plan is required (this can be conditioned) and an Event Management Strategy to manage travel for special events. This should be developed in conjunction with key stakeholders and can also be conditioned.

### **Impact on residential amenity**

52. Although Tavistock Place already has a mixed use character, there are residential dwellings within Tavistock Place, and the impact of the development on neighbouring residential amenity is therefore a consideration.
53. A noise condition is recommended to ensure that noise levels do not exceed acceptable levels.
54. The Transport Assessment (TA) includes a framework plan for construction traffic management. The construction period is scheduled to last for up to two years. It is proposed that a site compound be established within Tavistock Place on the proposed piazza, which will require that the road is closed to traffic. A code of construction practice can be conditioned to minimise any disruption to local residents.
55. Overall, officers consider that the proposals will not be detrimental to residential amenity given that the area already has a mixed use character, and planning conditions can be applied to avoid any disruption to residents arising from the construction process.

### **Renewable energy**

56. Policy CC05 (Combined Heat and Power, District Heating and Cooling) from the City Centre AAP is the key energy policy for the City Centre, which sits alongside CS20 in the Core Strategy and Policy 25 of the emerging Plymouth Plan Part 1. Policy CC05 states that 'The delivery of an integrated Combined Heat and Power and District Heating and Cooling (CHP/DH) network throughout the City Centre and University area will be encouraged to enable existing and new development to achieve significant carbon savings'. It states that if the district wide network is not yet operational in relation to the particular development under consideration, then the development should make an offsite contribution to the establishment of the network or include

heating and cooling systems that allow future connection to the local district heating/ cooling networks.

57. The requirement (set out in Core Strategy Policy CS20) for development to incorporate onsite renewable energy production equipment is relaxed for such developments, in favour of measures that enable the delivery of area wide solutions.
58. Individual proposals that come forward that would help the delivery of the Combined Heat and Power/District heating and cooling network will be supported by the Council.
59. The proposal is for the History Centre to be connected to the district heating infrastructure once the connection is available. Since the district heating system is not yet operational, it is important to future-proof the History Centre so that it can be connected to the University network in future. A gas fired boiler plant can be provided as an interim measure. In addition, it is proposed to install photovoltaic cells on the roof of the archive box to offset carbon emissions. Implementation of an appropriate renewable energy solution can be required by condition.

### **Archaeology**

60. It is likely that any archaeology in this area has been damaged by previous building works. The site of the Museum and Library was previously a terrace of houses and gardens and before that quarrying took place in the area. The Archaeology report recommends that building recording takes place to Historic England levels 2/3 for the church and for the Library and Museum, together with archaeological monitoring during demolition works and initial groundworks. This can be conditioned.

### **Flood Risk and Drainage Strategy**

61. The existing foul water discharges to the combined sewer in Tavistock Place, and it is proposed to continue this with the new extension. The majority of the existing surface water discharges indirectly to the highway sewer which then drains to the surface water sewer in Charles Street. This has capacity to take the additional surface water from the extension. Some attenuation will be provided within the public realm for surface water.

### **Ecology**

62. An Ecological Mitigation and Enhancement Strategy has been submitted (April 2016). Surveys have shown that there is a bat roost on the roof of the Museum just to the north of the construction site. A licence will be required from Natural England to enable works to progress, but this can be set out in an informative. The construction works will need to follow guidelines to minimise disruption to bats. If the bat roost is disturbed, a bat brick or tile will be required within the new roof elevation as close as possible to the existing roost location to replace the bat roost.
63. In order to achieve a net biodiversity gain, the strategy recommends the installation of at least one bird box or brick to be fixed to a North East facing wall. An appropriate location for this would be on the elevation of the lift shaft on St Luke's Church.
64. A 'living wall' is proposed for the northern side of the forum, adjacent to 41 Tavistock Place. This will be planted with evergreen climbing plants which will provide foraging for birds and bats, in addition to the new trees that will be planted. Two linear planting strips are also proposed for the northern boundary of the forum and for the southern edge adjacent to the bar adjoining St Luke's. These will be planted with espalier trees together with shrubs and perennials. The proposals have been amended to remove the Plymouth Pear from the planting schedule as this was not considered to be an appropriate choice for this location.
65. A biodiversity budget has been prepared that shows a net biodiversity gain from the project as a whole which is in accordance with Policy CS19 of the Core Strategy. The ecological enhancement works can be conditioned.

## **Landscaping and street trees**

66. The hard landscape scheme for the public realm areas has been developed using high quality paving materials, including a selection of granite setts in muted grey, silver and pale pink tones. Variation in materials will be used to define the different areas of public realm, and this can be conditioned.
67. Soft landscaping will comprise shrub planting and tree planting. Within the forum area 4 large semi-mature trees will be planted and these are proposed to be American elm. Espalier hornbeam trees will provide green screening to neighbouring properties and will help to frame the forum.
68. Tavistock Place has existing street trees consisting of a row of 11 common lime trees along the west side of the street. They have collective amenity value but they are not well suited to their site as root heave has created extensive damage to the pavement. One of the existing lime trees on the western side of the street (to the north of the new extension) will be retained, but the other street trees will be felled in order to facilitate the construction of the History Centre and public space. Four new hornbeam street trees will be planted on the west side of the street following completion to replace the trees to be lost.
69. Four mature American elm trees will be planted in the forum. In addition, three ginko trees will be planted in moveable planters in the node area. This is to ensure that this space remains flexible so that the trees can be moved if needed. A condition is required to ensure that proper tree protection measures are put in place during construction.
70. 11 trees will be removed by the scheme, but these will be replaced by 32 new trees, including 8 feature and street trees, 3 trees in moveable planters and 21 espalier trees. An arboricultural condition is required to ensure that the trees are planted properly and maintained until establishment.

## **Signage**

71. Separate advertisement consent is required for signage, and any signage proposed for the listed buildings will also require separate listed building consent. This can be brought to the applicant's attention in an informative.

## **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 Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule.

## **11. Planning Obligations**

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development

acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met. In this case these criteria are not considered to be applicable and no planning obligations have been sought.

## 12. Equalities and Diversities

The scheme has been designed to be accessible to all users, through the provision of wheelchair accessible entrances and lifts in both the History Centre and St Lukes. The main entrance from Tavistock Place and the middle entrance from North Hill have been designed to be fully accessible, and the public realm within Tavistock Place will also be fully accessible. Lift access to all floors within the Library and Museum and the Church gallery will be provided.

## 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 policy and national guidance and specifically with Core Strategy Area Vision 3, Policy CC05 and Proposal CC16 of the City Centre AAP, policy 34 of the Plymouth Plan and the following Core Strategy policies: CS02; CS03; CS04; CS12; CS18; CS19; CS20; CS22; CS28; CS34 and paragraphs 132 and 133 of the NPPF. Conditional approval of the application is therefore recommended.

## 14. Recommendation

In respect of the application dated **08/03/2016** and the submitted drawings St Luke's

B2 AL 00 01 St Luke's GF Presentation Plan P3; B2 AL 00 02 St Luke's FF Presentation Plan P3; B2 AL 00 03 St Luke's Conservation Work - GF & FF; B2 AL 00 04 St Luke's Conservation Work – Roof; B2 AL 00 05 St Luke's Existing Elevations; B2 AL 00 06 St Luke's Proposed Elevations P2; B2 AL 08 01 St Luke's Existing GF Plan; B2 AL 08 02 St Luke's Existing FF Plan; B2 AL 08 03 St Luke's Existing Roof Plan; B2 AL 10 01 St Luke's GF Demolitions; B2 AL 10 02 St Luke's FF Demolitions; B2 AL 10 03 St Luke's 3D Views GF & FF P3; B2 AL 27 01 St Luke's GA Roof Plan P3; B2 AL 35 01 St Luke's Reflected Ceiling Plans; B2 AL 40 01 St Luke's Floor Finishes Plans; B2 AL 41 01 St Luke's Wall Finishes Plans; B2 AM 22 01 St Luke's Detailed Section; B2 AM 24 01 Staircase Detail P2; B2-00-S-L-90 43 P3 St Luke's Ground Floor Slab Foundation Plan; B2-00-S-L-90 45 P3 St Luke's First Floor Platform P3; St Luke's internal vertical circulation option appraisal for option C Rev A;

Museum and Library

B1 AL 00 11 Conservation Works – Basement P2; B1 AL 00 12 Conservation Works - Ground Floor -1 of 2 P2; B1 AL 00 13 Conservation Works - Ground Floor - 2 of 2 P2; B1 AL 00 14 Conservation Works - First Floor 1 of 2 P2; B1 AL 00 15 Conservation Works - First Floor - 2 of 2 P2; B1 AL 00 16 Conservation Works - Roof Level - 1 of 2 P2; B1 AL 00 17 Conservation Works - Roof Level - 2 of 2 P2; B1-AL 10 03 3D Views Roof and South East Working View P4; B1 AL 06 10 Historical Significance - Basement Level P2; B1 AL 06 11 Historical Significance - Ground Level P2; B1 AL 06 12 Historical Significance - First Level P2; B1 AL 06 13 Historical Significance - Roof Level P2; B1 AL 08 01 Existing Basement P2; B1 AL 08 02 Existing Ground Floor P2; B1 AL 08 03 Existing First Floor P2; B1 AL 08 04 Existing Second Floor P2; B1 AL 08 05 Existing Roof P2; B1 AL 10 21 Demolition Plan - Basement Level P3; B1 AL 10 22 Demolition Plan - Ground Level P3; B1 AL 10 23 Demolition Plan - First Level P3; B1 AL 10 24 Demolition Plan - Second Level P3; B1 AL 10 25

Demolition Plan - Roof Level P3; BI AL 20 31 Proposed Basement Level P3; BI AL 20 32 Proposed Ground Floor Plan P3; BI AL 20 33 Proposed First Floor Plan P3; BI AL 20 34 Proposed Second Floor Plan P3; BI AL 20 35 Proposed Roof Level Plan P3; BI AL 41 06 proposed Wall Finishes Plan Sheet 2 of 2 P3; BI AL 20 50 Proposed Basement Floor Plan 1 of 2; BI AL 20 51 Proposed Basement Floor Plan 2 of 2; BI AL 20 52 Proposed Ground Floor Plan 1 of 2; BI AL 20 53 Proposed Ground Floor Plan 2 of 2; BI AL 20 54 Proposed First Floor Plan 1 of 2; BI AL 20 55 Proposed First Floor Plan 2 of 2; BI AL 20 56 Proposed Second Floor Plan 1 of 2; BI AL 20 57 Proposed Second Floor Plan 2 of 2; BI AL 20 58 Proposed Third Floor Plan; BI AL 21 01 Existing and Proposed East Elevation P3; BI AL 21 02 Existing and Proposed North Elevation P3; BI AL 21 03 Existing and Proposed West Elevation P3; BI AL 21 04 Existing and Proposed South Elevation P3; BI AL 22 01 Proposed Sections AA BB & CC P3; BI AL 22 02 Proposed Sections DD EE FF & GG P3; BI AL 22 03 Proposed Sections HH & II P3; BI AL 27 01 Roof Plan 2 of 2; BI AL 27 02 Roof Plan 1 of 2; BI L 20 01 Roof Junction Details P1; BI AL 20 02 Roof Junction Details; BI AL 20 03 Roof Junction Details P1; BI AL 20 04 Roof Junction Details P1; BI AL 20 05 Roof Junction Details P1; BI AL 35 01 Basement Reflected Ceiling Plan – North P2; BI AL 35 02 Basement Reflected Ceiling Plan – South P2; BI AL 35 03 Ground Floor Reflected Ceiling Plan – South P2; BI AL 35 04 Ground Floor Reflected Ceiling Plan – North P2; BI AL 35 05 First Floor Reflected Ceiling Plan – South P2; BI AL 35 06 First Floor Reflected Ceiling Plan – North P2; BI AL 35 07 Second Floor Reflected Ceiling Plan – South P2; BI AL 35 08 Second Floor Reflected Ceiling Plan – North P1; BI AL 35 09 Third Floor Reflected Ceiling Plan P2; BI AL 40 01 Floor Finishes Plan - Basement Level - 1 of 2 P2; BI AL 40 02 Floor Finishes Plan - Basement Level - 2 of 2 P2; BI AL 40 03 Floor Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 40 04 Floor Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 40 05 Floor Finishes Plan - First Floor - 1 of 2 P2; BI AL 40 06 Floor Finishes Plan - First Floor - 2 of 2 P2; BI AL 40 07 Floor Finishes Plan - Second Floor - 1 of 2 P2; BI AL 40 08 Floor Finishes Plan - Second Floor - 2 of 2 P1; BI AL 40 09 Floor Finishes Plan - Third Floor P2; BI AL 41 01 Wall Finishes Plan - Basement Level - 1 of 2 P2; BI AL 41 02 Wall Finishes Plan - Basement Level - 2 of 2 P2; BI AL 41 03 Wall Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 41 04 Wall Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 41 05 Wall Finishes Plan - First Floor - 1 of 2 P2; BI AL 41 06 Wall Finishes Plan - First Floor - 2 of 2 P2; BI AL 41 07 Wall Finishes Plan - Second Floor - 1 of 2 P2; BI AL 41 08 Wall Finishes Plan - Second Floor - 2 of 2 P1; BI AL 41 09 Wall Finishes Plan - Third Floor P2.

#### Public realm drawings

5136912 LL (98) 01 Public Realm Site Plan (Colour) 1.5; 5136912 LL (98) 02 Public Realm Development Zones & Areas 1.4 ; 5136912 LL (98) 03 Public Realm Proposed General Arrangement 1.5; 5136912 LL (98) 04 Public Realm Piazza & Forum Detailed Area Plan 1.3; 5136912 LL (98) 05 Public Realm Hard Landscaping 1.4; 5136912 LL (98) 06 Public Realm Soft Landscaping 1.4; 5136912 LL (98) 07 Public Realm Furniture and Features 1.5; 5136912 LL (98) 08 Public Realm Indicative Sections 1 of 2 1.1; 5136912 LL (98) 09 Public Realm Indicative Sections 2 of 2 1.1; 5136912 LL (98) 10 Public Realm Site Clearance & Reclamation 1.1; 5136912 LL (98) 11 Site Plan 1.0; 5136912 LL (98) 12 Location Plan 1.3; 5136912 LL (98) 13 Public Realm Animated Site Plan 1.1; 5136912 LS (98) D01 Public Realm Zones & Area Schedule NTS 1.0; 5136912 LS (98) D02 Landscape Design Specification (NBS Format) NTS; 5136912 LS (98) D03 Landscape Proposed Suppliers List NTS 1.0.

#### Supporting documents

Ecological Mitigation and Enhancement Strategy April 2016 Rev C; Design and Access Statement Rev 4; Museum, Art Gallery and Library Heritage Statement, April 2016; St Luke's Church Heritage Statement, April 2016; Desk-based assessment and historic building appraisal, February 2016; Arboricultural Survey, March 2016; Transport Assessment, March 2016, 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:

St Luke's

B2 AL 00 01 St Luke's GF Presentation Plan P3; B2 AL 00 02 St Luke's FF Presentation Plan P3; B2 AL 00 03 St Luke's Conservation Work - GF & FF; B2 AL 00 04 St Luke's Conservation Work – Roof; B2 AL 00 05 St Luke's Existing Elevations; B2 AL 00 06 St Luke's Proposed Elevations P2; B2 AL 08 01 St Luke's Existing GF Plan; B2 AL 08 02 St Luke's Existing FF Plan; B2 AL 08 03 St Luke's Existing Roof Plan; B2 AL 10 01 St Luke's GF Demolitions; B2 AL 10 02 St Luke's FF Demolitions; B2 AL 10 03 St Luke's 3D Views GF & FF P3; B2 AL 27 01 St Luke's GA Roof Plan P3; B2 AL 35 01 St Luke's Reflected Ceiling Plans; B2 AL 40 01 St Luke's Floor Finishes Plans; B2 AL 41 01 St Luke's Wall Finishes Plans; B2 AM 22 01 St Luke's Detailed Section; B2 AM 24 01 Staircase Detail P2; B2-00-S-L-90 43 P3 St Luke's Ground Floor Slab Foundation Plan; B2-00-S-L-90 45 P3 St Luke's First Floor Platform P3; St Luke's internal vertical circulation option appraisal for option C Rev A;

Museum and Library

B1 AL 00 11 Conservation Works – Basement P2; B1 AL 00 12 Conservation Works - Ground Floor - 1 of 2 P2; B1 AL 00 13 Conservation Works - Ground Floor - 2 of 2 P2; B1 AL 00 14 Conservation Works - First Floor 1 of 2 P2; B1 AL 00 15 Conservation Works - First Floor - 2 of 2 P2; B1 AL 00 16 Conservation Works - Roof Level - 1 of 2 P2; B1 AL 00 17 Conservation Works - Roof Level - 2 of 2 P2; B1-AL 10 03 3D Views Roof and South East Working View P4; B1 AL 06 10 Historical Significance - Basement Level P2; B1 AL 06 11 Historical Significance - Ground Level P2; B1 AL 06 12 Historical Significance - First Level P2; B1 AL 06 13 Historical Significance - Roof Level P2; B1 AL 08 01 Existing Basement P2; B1 AL 08 02 Existing Ground Floor P2; B1 AL 08 03 Existing First Floor P2; B1 AL 08 04 Existing Second Floor P2; B1 AL 08 05 Existing Roof P2; B1 AL 10 21 Demolition Plan - Basement Level P3; B1 AL 10 22 Demolition Plan - Ground Level P3; B1 AL 10 23 Demolition Plan - First Level P3; B1 AL 10 24 Demolition Plan - Second Level P3; B1 AL 10 25 Demolition Plan - Roof Level P3; B1 AL 20 31 Proposed Basement Level P3; B1 AL 20 32 Proposed Ground Floor Plan P3; B1 AL 20 33 Proposed First Floor Plan P3; B1 AL 20 34 Proposed Second Floor Plan P3; B1 AL 20 35 Proposed Roof Level Plan P3; B1 AL 41 06 proposed Wall Finishes Plan Sheet 2 of 2 P3; B1 AL 20 50 Proposed Basement Floor Plan 1 of 2; B1 AL 20 51 Proposed Basement Floor Plan 2 of 2; B1 AL 20 52 Proposed Ground Floor Plan 1 of 2; B1 AL 20 53 Proposed Ground Floor Plan 2 of 2; B1 AL 20 54 Proposed First Floor Plan 1 of 2; B1 AL 20 55 Proposed First Floor Plan 2 of 2; B1 AL 20 56 Proposed Second Floor Plan 1 of 2; B1 AL 20 57 Proposed Second Floor Plan 2 of 2; B1 AL 20 58 Proposed Third Floor Plan; B1 AL 21 01 Existing and Proposed East Elevation P3; B1 AL 21 02 Existing and Proposed North Elevation P3; B1 AL 21 03 Existing and Proposed West Elevation P3; B1 AL 21 04 Existing and Proposed South Elevation P3; B1 AL 22 01 Proposed Sections AA BB & CC P3; B1 AL 22 02 Proposed Sections DD EE FF & GG P3; B1 AL 22 03 Proposed Sections HH & II P3; B1 AL 27 01 Roof Plan 2 of 2; B1 AL 27 02 Roof Plan 1 of 2; B1 L 20 01 Roof Junction Details P1; B1 AL 20 02 Roof Junction Details; B1 AL 20 03 Roof Junction

Details P1; BI AL 20 04 Roof Junction Details P1; BI AL 20 05 Roof Junction Details P1; BI AL 35 01 Basement Reflected Ceiling Plan – North P2; BI AL 35 02 Basement Reflected Ceiling Plan – South P2; BI AL 35 03 Ground Floor Reflected Ceiling Plan – South P2; BI AL 35 04 Ground Floor Reflected Ceiling Plan – North P2; BI AL 35 05 First Floor Reflected Ceiling Plan – South P2; BI AL 35 06 First Floor Reflected Ceiling Plan – North P2; BI AL 35 07 Second Floor Reflected Ceiling Plan – South P2; BI AL 35 08 Second Floor Reflected Ceiling Plan – North P1; BI AL 35 09 Third Floor Reflected Ceiling Plan P2; BI AL 40 01 Floor Finishes Plan - Basement Level - 1 of 2 P2; BI AL 40 02 Floor Finishes Plan - Basement Level - 2 of 2 P2; BI AL 40 03 Floor Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 40 04 Floor Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 40 05 Floor Finishes Plan - First Floor - 1 of 2 P2; BI AL 40 06 Floor Finishes Plan - First Floor - 2 of 2 P2; BI AL 40 07 Floor Finishes Plan - Second Floor - 1 of 2 P2; BI AL 40 08 Floor Finishes Plan - Second Floor - 2 of 2 P1; BI AL 40 09 Floor Finishes Plan - Third Floor P2; BI AL 41 01 Wall Finishes Plan - Basement Level - 1 of 2 P2; BI AL 41 02 Wall Finishes Plan - Basement Level - 2 of 2 P2; BI AL 41 03 Wall Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 41 04 Wall Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 41 05 Wall Finishes Plan - First Floor - 1 of 2 P2; BI AL 41 06 Wall Finishes Plan - First Floor - 2 of 2 P2; BI AL 41 07 Wall Finishes Plan - Second Floor - 1 of 2 P2; BI AL 41 08 Wall Finishes Plan - Second Floor - 2 of 2 P1; BI AL 41 09 Wall Finishes Plan - Third Floor P2.

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#### Supporting documents

Ecological Mitigation and Enhancement Strategy April 2016 Rev C; Design and Access Statement Rev 4; Museum, Art Gallery and Library Heritage Statement, April 2016; St Luke's Church Heritage Statement, April 2016; Desk-based assessment and historic building appraisal, February 2016; Arboricultural Survey, March 2016; Transport Assessment, March 2016

#### 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: CODE OF PRACTICE DURING CONSTRUCTION**

(3) Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

Justification

To ensure that the construction phase does not unduly impact on local amenity such as disturbance to local residents or disruption to traffic and parking.

#### PRE-COMMENCEMENT: EMPLOYMENT AND SKILLS PLAN (4)

(4) No development shall take place until an ESP has been submitted to and approved in writing by the Local Planning Authority. The ESP should demonstrate how local people will benefit from the development in terms of job opportunities, apprenticeship placements, work experience and other employment and skills priorities. The ESP should cover the construction of the development. The development shall thereafter be carried out in accordance with the approved ESP unless a variation in the plan is agreed in writing in advance by the Local Planning Authority. Quarterly monitoring reports will be submitted to the Local Planning Authority, recording actual achievements against the targets outlined in the ESP. The first report shall be submitted three months after construction starts on site.

Reason:

To ensure employment and skills development in accordance with Strategic Objective 6 and Policy CS04 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and in accordance with Policy 19 of the Plymouth Plan Part One (2011-2031) and para 19 of the NPPF.

Justification

To ensure that the development, including the construction phase, contributes to local employment and skills.

#### PRE COMMENCEMENT: SUSTAINABILITY

(5) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority a report for approval, setting out the heat demand of the development and identifying how the development has been designed to be compatible with and allow future connection (or connect if already in place) to a local district heating network in line with current best practice.

Reason:

To ensure that the in accordance with Policy CC05 of the City Centre Area Action Plan, the draft Plymouth Plan Policy 25 and relevant Central Government guidance contained within the NPPF.

Justification

To ensure that the development is designed to be compatible with the local district heating network.

## PRE-COMMENCEMENT: ARCHAEOLOGICAL WATCHING BRIEF

(6) No construction shall be commenced until the applicant (or their agent or successors in title) has secured and implemented a programme of archaeological work to include an archaeological watching brief and a buildings recording programme, to establish nature and extent of any surviving remains which may be present.

The development shall be carried out in strict accordance with the approved scheme, or such other details as may be agreed in writing by the Local Planning Authority.

All of the above to be agreed in accordance with a written scheme of investigation (which shall previously have been submitted to and approved in writing by the Local Planning Authority)

### Reason:

The site is considered likely to contain archaeological deposits that warrant appropriate investigation and/or recording in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

### Justification

To ensure that important archaeological features are properly protected / recorded before construction commences and that historic fabric is properly recorded prior to demolition.

## PRE-COMMENCEMENT OF WORKS TO THE PUBLIC HIGHWAY: CONSTRUCTION OF TURNING HEAD

(7) The public highway shall not be closed to through traffic until a turning head has been constructed on Tavistock Place in accordance with details to be submitted to and approved in writing by the Local Highway Authority.

### Reason:

To ensure that an appropriate and safe vehicle turning space is provided before Tavistock Road is closed to through traffic in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 AND paragraphs 32 and 34 of the National Planning Policy Framework 2012.

## PRE-COMMENCEMENT OF PUBLIC REALM WORKS: STREET DETAILS

(8) No works to the public realm shall take place until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details. Furthermore, the use of the building hereby permitted shall not commence until the proposed access and improvements to the existing highway shown on the submitted and approved plan have been completed.

### Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard 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.

#### PRE-COMMENCEMENT OF PUBLIC REALM WORKS: EXTERNAL LIGHTING DETAILS

(9) Notwithstanding the details set out on plan 5136912 ATK BI SP EL 61 01, no works to the public realm shall take place until details of any external lighting scheme and associated works have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be fully implemented before any building is first occupied and henceforth permanently maintained for the occupiers of the site.

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.

#### PRE-COMMENCEMENT OF PUBLIC REALM WORKS: HARD LANDSCAPING DETAILS

(10) No works to the public realm shall take place until details of the hard landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- surfacing materials (including samples) to be used in the construction of the external surfaces of the development hereby permitted
- details of the materials and construction methods to be used in the construction of the footprints within the public realm outside St Luke's.
- street furniture, bollards, handrails, moveable planters.

Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

#### PRE-COMMENCEMENT OF SOFT LANDSCAPING: SOFT LANDSCAPE PROPOSALS

(11) No soft landscaping works shall take place until full details of soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include 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, tree pit details, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscape 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.

#### **PRE-DAMP-PROOF COURSE LEVEL: EXTERNAL CLADDING MATERIALS**

(12) No works shall take place to the library extension or the delivery bay above damp-proof course level until details, including samples, of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These shall also include details of curtain wall glazing. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

#### **Pre-occupation Conditions**

#### **PRE-OCCUPATION: LANDSCAPE MANAGEMENT PLAN**

(13) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas within the public realm shown on plan LL9806 Public Realm Soft landscape Rev 1.4 shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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.

#### **PRE-OCCUPATION: PEDESTRIAN/CYCLE ACCESS ACROSS CHAPEL STREET**

(14) The development hereby permitted shall not be brought into use until a means of access for pedestrians/ cyclists has been constructed in accordance with plans to be submitted to and approved in writing by the Local Highway Authority to provide a suitable access across Chapel Street.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity 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.

#### PRE-OCCUPATION: CYCLE PROVISION

(15) The building shall not be occupied until space has been laid out within the site in accordance with the approved plan for at least 30 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, and paragraph 32 of the National Planning Policy Framework 2012.

#### PRE-OCCUPATION: COMPLETION OF ROADS AND FOOTWAYS

(16) All roads and footways forming part of the development hereby permitted shall be completed in accordance with the details approved under condition 7 above before the use of the building commences.

#### Reason:

To ensure that an appropriate and safe access is provided 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.

#### PRE-OCCUPATION: LOADING AND UNLOADING PROVISION

(17) Before the building hereby permitted is first brought into use, adequate provision shall be made to enable goods vehicles to be loaded and unloaded within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

#### Reason:

To enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- (i) damage to amenity; (ii) prejudice to public safety and convenience; and (iii) 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.

#### PRE-OCCUPATION: TRAVEL PLAN

(18) The building hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of the commencement of the use the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

#### PRE-OCCUPATION: EVENT MANAGEMENT PLAN

(19) Prior to occupation of the development hereby permitted a Framework for an Event Management Plan (EMP) shall be submitted to and approved in writing by the Local Planning Authority. The EMP shall outline the requirements and provision necessary to ensure that an effective public transport / traffic management plan is developed prior to a major event at the facility.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012.

#### PRE-OCCUPATION: WAITING RESTRICTIONS

(20) The use hereby permitted shall not commence until parking and loading restrictions have been introduced on the streets affected by the proposed closure of Tavistock Place. The TRO application should cover all matters relevant in order to revoke existing pay and display spaces or other parking/loading restrictions and provide new and appropriate orders in accordance with details to be agreed in writing by the Local Highway Authority. The TRO process will be required for parking, no-parking, Taxi bays and pedestrian zoning on Tavistock Place, Gibbon lane and Regent Street.

Reason:

Without such restrictions the proposed development would be likely to result in an unacceptable increase in parking on the highway and thereby harm the amenity of the area, prejudice public safety and convenience, and interfere with the free flow of traffic on the highway.

#### PRE-OCCUPATION: TRAFFIC REGULATION ORDER - GIBBON STREET

(21) The development hereby approved shall not be occupied until the applicant has funded consultation relating to restricting Gibbon Street (southern end) to one way access only (northbound only from Regent Street up to the junction with Gilwell Street ) and depending on the outcome of that consultation, shall implement the agreed alterations to the highway as necessary to include any new highway infrastructure as may be required to facilitate and enforce the order.



## Reason

Without such restrictions the proposed development would be likely to result in an unacceptable increase in traffic and thereby harm the amenity of the area, prejudice public safety and convenience, and interfere with the free flow of traffic on the highway.

## Other Conditions

### CONDITION: EXISTING TREE TO BE RETAINED/PROTECTED

(22) 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: TREE REPLACEMENT

(23) If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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 are subsequently properly maintained, if necessary by replacement.

#### CONDITION: USE OF LOADING AREAS

(24) The land indicated on the approved plans for the loading and unloading of vehicles shall not be used for any other purposes unless an alternative and equivalent area of land within the curtilage of the site is provided for loading and unloading with the prior consent in writing of the Local Planning Authority.

Reason:

To ensure that space is available at all times to enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- (i) damage to amenity; (ii) prejudice to public safety and convenience, and (iii) 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.

#### CONDITION: REPORTING OF UNEXPECTED CONTAMINATION

(25) In the event that contamination of ground conditions is found when carrying out the approved development that was not previously identified, expected or anticipated, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. 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'.

Where remediation is necessary a remediation scheme must be prepared, which 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.

Following completion of measures identified in the approved remediation scheme, a verification 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.

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.

#### CONDITION: USE OF ENTRANCES ON NORTH HILL

(26) The existing two principal entrances to the Museum and Library on North Hill shall be kept open to the public during the hours that the Museum is open to the public.

Reason

To retain the historic character of the Museum and Library and to promote the accessibility of the building in accordance with policies CS02 and CS03 of the Plymouth Local Development Framework Core Strategy 2007 (2006 - 2021) and paragraphs 131 and 132 of the NPPF.

#### CONDITION: NOISE

(27) The level of noise emitted from any plant on the site shall not exceed the background noise level (LA90) by more than 5dB at any time as measured at the façade of the nearest adjacent residential properties.

Reason:

To protect the residential and general amenity of the area from noise emanating from the business and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) and para 123 of the NPPF.

#### BIODIVERSITY

(28) 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 for the site which shall include a Landscape Ecology Management Plan.

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 paragraphs 109, 118.

## **Informatives**

### **INFORMATIVE: (1) DEVELOPMENT DOES NOT ATTRACT A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

(1) The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule. The Levy is subject to change and you should check the current rates at the time planning permission first permits development (if applicable) see [www.plymouth.gov.uk/cil](http://www.plymouth.gov.uk/cil) for guidance.

### **INFORMATIVE: CONDITIONAL APPROVAL**

(2) In accordance with the requirements of Article 31 of the Town and Country Planning (2) (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: ADVERTISING**

(3) This permission does not give or imply any consent for the advertising material shown on the approved plans. Such advertising is controlled under the Town and Country Planning (Control of Advertisements) Regulations 2007 and the applicants should obtain any necessary consent separately. Any signs attached to a listed building may also require a separate listed building consent application.

### **INFORMATIVE: PUBLIC HIGHWAY APPROVAL**

(4) 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: BAT LICENCE**

(5) A small non-breeding common pipistrelle bat roost has been identified within the museum building. The proposed works will block the access to this roost and therefore it is considered that a Natural England European Protected Species Licence (EPSL) will be required in order to facilitate the proposed development.

### **INFORMATIVE: TEMPORARY STRUCTURES WITHIN THE PUBLIC REALM**

(6) The applicant's attention is drawn to the fact that any temporary structures erected within the Forum or piazza may be subject to separate planning consent. The applicant is advised to contact the Local Planning Authority for advice.