

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.1**

**Pages: 7-38**

**Site: PEIRSON HOUSE, MULGRAVE STREET**

**Application Number: 16/00154/FUL**

**Applicant: Devcor (Plymouth) Ltd**

## **ARCHEOLOGY**

The Historic Environment Officer has indicated Historic Environment Record entries in this area are mostly concerned with the identification of listed buildings. However, a map of 1779 by Richard Cowl records the site of the Royal Naval Hospital cemetery which was in operation from the mid-late 18<sup>th</sup> century until 1824 when the burial at the cemetery was transferred to Stonehouse. Within the past few years numbers of burials (now known to be those of seamen and Royal marines of the early 19<sup>th</sup> century) have been excavated at a site on the north side of Notte Street on the site of a former garage adjacent to the Athenaeum in advance of development.

Whilst the cemetery may not have extended as far to the SE as Pierson House there can be no absolute certainty of this. It is recommended therefore that some pre-commencement trial evaluation takes place in the planted area to the rear of Pierson House (but within the proposal area) where burials, if present could survive. Trial pits undertaken by suitably qualified archaeological contractors would provide information which would shape whether further mitigation is or is not required. A condition is therefore recommended to secure the required works.

## **Amended Plans**

The North and South elevations have been amended to correctly show the stairwell projection on the 6<sup>th</sup> floor. The plans condition has therefore been amended to reflect this.

## **CONSULTATION RESPONSES FOLLOWING RE-ADVERTISEMENT**

Historic England – Confirm that their previous comments remain unchanged.

Environment Agency – Have reiterated that they have no objections subject to a drainage condition. They have indicated that the Local Planning Authority should consider whether a reasonable financial contribution to a strategic surface water drainage route can be agreed.

Officers have not received details of a scheme or its deliverability from South West Water and therefore officers are not satisfied that such a contribution would be CIL regulation compliant.

Furthermore given that the proposed scheme would include appropriate attenuation it is considered that the mitigation proposed together with securing provision to connect to a future surface water should one be forthcoming would be acceptable and in accordance with policy CS21 of the Core Strategy. The details of the scheme are secured by the recommended drainage condition.

South west Water – Reiterate that they require further information. Officers consider this information can be secured through the recommended drainage condition.

## **ADDITIONAL LETTERS OF REPRESENTATION**

A further 17 letters of objection have been received following the re-advertisement of the application due to amendments. Additional issues to those already highlighted in the report are as follows:

- The amended materials are not appropriate.
- Disappointment with the officers recommendation
- Previous concerns have not been addressed.

The report addresses these issues.

## **CORRECTION**

The report incorrectly states that the recently approved Crescent Point development which would lie on the north side of Notte Street would range from 7 to 13 storeys. This should say 7-14 storeys.

## **RECOMMENDATION**

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

- *Amendment to condition 2 to include the drainage plan to amend plans from 2147-125/C and 2147-126/C to **2147-125/D and 2147-126/D***
- *Addition of Archaeology condition to read:*

### **ARCHEOLOGY**

*No development shall commence until a programme of archaeological work has been secured and implemented to include archaeological trial trench evaluation, aimed at providing information of the location, nature and extent of any surviving archaeological remains and/or human burial 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 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 may contain archaeological deposits and/or human burial remains which would warrant appropriate investigation and/or recording in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 128 of the National Planning Policy Framework 2012.*

*Pre commencement justification: To ensure that any archaeological interest that might be present will not be compromised by construction.*