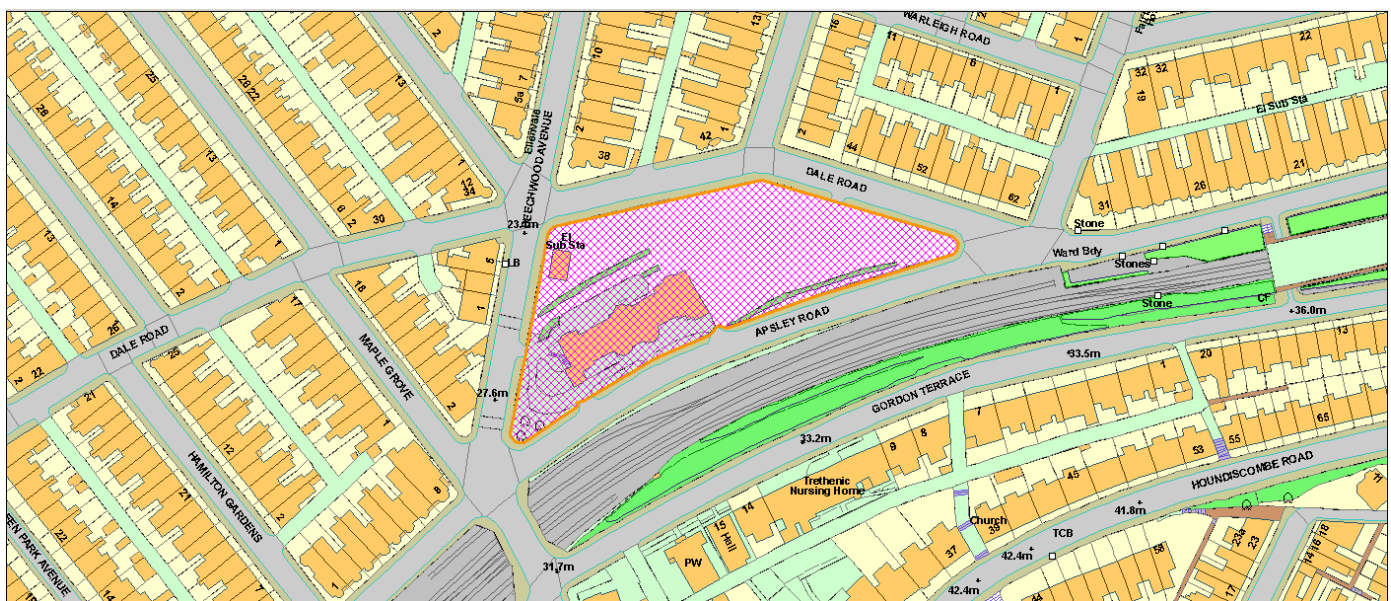


PLANNING APPLICATION REPORT



Application Number	16/02377/S73	Item	05
Date Valid	06.12.2016	Ward	DRAKE

Site Address	Royal Eye Infirmary, Apsley Road Plymouth PL4 6PJ		
Proposal	Variation of condition 13 (student use) of application 14/01228/FUL		
Applicant	Mr Evenson		
Application Type	Removal or variation of a condition		
Target Date	07.03.2017	Committee Date	09.02.2017
Decision Category	Major - More than 5 Letters of Representation Received		
Case Officer	Mrs Katie Saunders		
Recommendation	Grant Conditionally		



1. Description of Site

The site is located in a central, predominantly residential area to the west of Mutley Plain and to the north of Plymouth City Centre. The surrounding development is characterised by terraced streets that mostly comprise of Victorian era housing, arranged in a non-uniform street pattern derived from historic ownership boundaries.

Measuring approximately 0.59 of a hectare, the site is bound on all sides by public highway and forms an irregular shaped island. Immediately to the south of the site is the main city railway line, with terraced housing to the north, east and west. The topography of the site slopes down from south to north. The level change across the site is approximately 6m at its greatest.

The site is currently occupied by a substantial and imposing building known as the Plymouth Royal Eye Infirmary (REI), a grade II Listed Building Constructed in 1901 and recently vacated by the local health authority. The last use of the building was as an eye infirmary, as originally constructed. It is a red brick Victorian structure although a significant 1930's extension at the east end of the building has now been removed. The existing building is in a poor state of repair.

The area to the east of the original REI building is now being redeveloped to provide 164 purpose built student bedspaces which was granted planning permission in March 2015. Access to the site can be taken from all sides. However, Apsley Road to the south and Dale Road to the north east is where the main vehicle access points are located (at different levels).

Unlike many areas of Plymouth, the immediate surrounding area is characterised by housing that is predominantly finished in brick, but there is also evidence of local stone and render; with slate being used on the roofs of much of the surrounding housing. Within the area, corner plots are sometimes defined with differing building features and help to present an attractive book end to many of the nearby terraced streets.

Mutley Plain, to the east of the site; and the city centre, to the south, provide the area with a vast choice of services, facilities and amenities. Plymouth Central Train Station is located within walking distance to the site, to the south west.

2. Proposal Description

Variation of Condition 13 (Student Use) of application 14/01228/FUL

Planning permission was granted for redevelopment of the site on appeal and the Inspector imposed the following condition:

The occupation of the new build accommodation hereby approved shall be limited to limited to students in full time education only.

The applicant is now seeking to amend this condition to read as follows:

The occupation of the new build accommodation hereby approved shall be limited to students in full time education, by student delegates attending university conferences or courses during vacation periods, or any registered student of any college or university within the Plymouth City boundary provided that student is studying for a qualification at Higher Education level on a course that satisfies the criteria eligibility for council tax exemption for student occupation of premises that is in force at the date of this planning permission, or any future such criteria as apply from time to time and for no other purpose.

3. Pre-application enquiry

No formal pre-application enquiry was submitted although the wording of other similar conditions on different sites was provided to the applicant for information.

4. Relevant planning history

14/01228/FUL and 14/01229/LBC; Change of use, conversion and alterations to existing building to provide 12 apartments and new 4/5 storey building containing 30 cluster flats with 164 bed spaces with ancillary car parking, cycle and refuse storage (demolition of existing extension) – PLANNING APPLICATION REFUSED BY PLANNING COMMITTEE BUT SUBSEQUENTLY GRANTED ON APPEAL

13/00521/FUL and 13/00523/LBC; Change of use, conversion and alterations to existing building to provide 12 apartments and new 4/5 storey building containing 51 retirement flats with ancillary car parking, cycle and refuse storage (demolition of existing extension). GRANTED

12/01797/FUL and 12/01799/LBC - Change of use, conversion and alterations to existing building to provide 12 apartments and new 4/5 storey building containing 55 retirement flats with ancillary car parking, cycle and refuse storage (demolition of existing extension). WITHDRAWN.

5. Consultation responses

Highways Authority – No objections

Plymouth University – No objections

Street Services – Raised concerns about whether refuse facilities are being provided

6. Representations

Thirteen letters of representation have been received all objecting to the application. The letters raise the following issues:

- * REI building should not be used as holiday accommodation for students
- * Local residents are looking forward to the quieter holiday periods and the break from anti- social behaviour
- * Other developments may be suitable for holiday use but this doesn't mean it is acceptable here
- * Student holidays are at least 15 weeks so the use will be extended by 50%
- * People attending conferences and courses are more likely to have cars and contribute to existing parking difficulties
- * University should provide car parking to house delegates
- * No work has commenced on the REI building
- * Will this change mean council tax is payable
- * Future applications for HMOs in the area should be rejected

- * Could allow potential use by foreign students
- * University accommodation should be used as conference accommodation
- * Building is too big and inappropriate for the site
- * More student accommodation is not required
- * Purpose built halls are 30% more expensive than HMOs so there has been no reduction in HMO properties
- * Developer is intentionally altering the consent in a piecemeal manner
- * Result in further infringement of privacy
- * Council would be reversing the decision of the Planning Inspector
- * Local residents should be able to address Planning Committee
- * Development results in a “right to light” issue
- * Why was there no public consultation with residents on the original application

7. Relevant Policy Framework

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

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One was approved by the City Council in September 2015. The Plan, which incorporates draft development plan policy, has been prepared following a consultation process. As such it is a material consideration for the purposes of planning decisions.

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

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

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at a relatively early stage of

preparation.

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).

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

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

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

- Development Guidelines Supplementary Planning Document
- Planning Obligations & Affordable Housing 2nd Review Supplementary Planning Document

When determining applications for residential development it is important to give consideration to housing supply. (Note: this could include student accommodation developments based on the amount of accommodation it released to the housing market)

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

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

For the reasons set out in the Authority’s Annual Monitoring Report (January 2016) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2016-21 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 4,163 dwellings which equates to a supply of 2.17 years when set against the housing requirement as determined by the requirements of the NPPF or 1.8 years supply when a 20% buffer is also applied.

The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:

- Available to develop now
- Suitable for residential development in terms of its location and sustainability; and
- Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.

Paragraph 14 of the NPPF states “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking...

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- 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, when assessed against the policies in this framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted”

As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as determined by the requirements of the NPPF, the city’s housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications.

Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8) (Delivering Adequate Housing Supply) and paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy 46 of the Plymouth Plan.

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.

2. The policies of most relevance to the determination of this application are CS01 (development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS16 (Spatial Distribution of Housing Sites), CS18 (Plymouths Green Space), CS19 (Wildlife), CS20 (Sustainable Resource Use), CS21 (Flood Risk), CS22 (Pollution), CS28 (Local Transport Considerations), CS30 (Sport, Recreation and Children’s Play Facilities), CS32 (Designing out Crime), CS33 (Community Benefits/Planning Obligations) and CS34 (Planning Obligations).

3. This application involves making changes to one condition on the already approved scheme for 12 apartments and a new 4/5 storey building containing 30 cluster flats with 164 bed spaces with ancillary car parking, cycle and refuse storage.

4. This application will only consider the change proposed and will not reconsider all the issues surrounding the development. Full consideration of these issues can be found in the committee report that accompanied application 14/01228/FUL and the appeal decision issued by the Planning Inspectorate on 24th March 2015.

5. A number of the letters of representation received raise issues about the principal of student accommodation being located on the site and the size and scale of the development and the associated impact on neighbouring properties. These are issues that cannot be revisited as part of this application and officers will not provide further comments on these issues.

6. Having seen the letters of representation officers consider that it would be beneficial to clarify the purpose of this application and the current situation regarding the site. This application is seeking to vary condition 13 on the planning consent which currently reads:

7. "The occupation of the new build accommodation hereby approved shall be limited to students in full time education only."

8. The applicants are seeking to amend this wording primarily to allow use of the building during holiday times by student delegates attending university courses or conferences. The proposed change is not seeking to extend the student use to the REI building itself it will purely relate to the new build block.

9. Members should also be aware that the site is now in two different ownerships. Maple Grove Developments who are the applicant for this proposal are solely responsible for the delivery of the new build accommodation. The REI building has now been sold to GBH (Devon) Ltd who will be developing the consented 12 residential apartments. Officers are hopeful that work will commence on the REI in the near future however there was no condition placed on the planning permission to ensure refurbishment of the original building was delivered within a specified timeframe.

10. The Planning Inspector who granted planning permission for this development imposed conditions which they considered were necessary to make the development acceptable and control specific elements of the work. The student use condition is fairly brief and on a number of other purpose built student schemes within the City including Astor House on Notte Street and Beckley Court (which is under construction) a slightly longer wording has been utilised by the Local Planning Authority.

11. The primary difference with the proposed new wording of the condition is that provision would be made to allow occupation of the facility by student delegates attending conferences during holiday periods. The representations received suggest that making this change has the potential to increase use of the building by 50% as student holidays are likely to total approximately 15 weeks.

12. Officers accept that whilst established patterns often result in students going home for an extended period during the summer the current planning consent does not preclude the building being occupied full time for 52 weeks of the year.

13. The university has advised that the demand for conference accommodation is limited and they would look to promote their own buildings first. However they note that alternative uses for student accommodation should be considered in order to make efficient use of the building. This approach is promoted in Policy CS34 which states development should "make efficient use of land and where appropriate provide for dual use of facilities".

14. Officers do not consider that varying the condition will result in significant intensification of use of the building taking in to account the current restrictions imposed and is unlikely to cause severe

disruption to existing residents.

15. Concerns have also been raised suggesting that conference attendees are more likely to travel by car and contribute to existing parking difficulties in the area. The site is located in a central position and there is no reason to assume that conference attendees would not use sustainable modes of travel such as the train. However even if people were to travel by car, given their limited length of stay, they could utilise public car parks in the area.

16. The application site is located within a controlled parking zone and this development will be excluded from obtaining resident and visitor permits and this will be highlighted to the applicant by means of an informative. The change to this condition is not considered to result in a severe transport impact as stated in Paragraph 32 of the National Planning Policy Framework.

17. Street Services has raised concerns regarding the lack of information on refuse storage. These details have previously been provided and agreed through the earlier application. Officers are satisfied that adequate refuse facilities will be provided and this issue shall not be revisited as part of this application.

18. Correspondence received has also noted that residents may want to speak to Planning Committee before this application is determined. All parties who have provided their email details have been notified of the Committee procedure.

19. The impact of this change to the condition on the Council Tax for the building is not a material planning consideration and is something the applicant will need to discuss independently with the relevant council department.

20. Officers would not wish to comment on why this application has been made now but applicant's are not bound by an inspector's decision and can still chose to make changes to a planning permission through the appropriate channels. Members should consider this application on its merits the fact that the previous application was granted on appeal should not affect the decision making process.

21. Future planning applications for Houses in Multiple Occupation in the area will be judged on their own merits but the Article 4 direction was introduced to try and control the proliferation of this type of accommodation and seek to encourage students to locate within purpose built facilities.

9. Human Rights

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

10. Local Finance Considerations

There are no financial considerations specifically related to this application although a CIL payment is being received in respect of this development.

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.

A planning obligation is not required in respect of this application.

12. Equalities and Diversities

No further equality and diversity issues.

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 it is therefore recommended to grant conditionally. The development is a slight modification to the existing permission and is not considered to result in a significantly more intensive use that will have a detrimental impact on existing residents or the character and appearance of the area. The application has the potential make more efficient use of the building which is in accordance with Policy CS34 of the Local Development Framework Core Strategy.

14. Recommendation

In respect of the application dated **06.12.2016** and the submitted drawings 1885-001 SITE LOCATION PLAN, 1885-002 SITE PLAN EXISTING, 1885-003 DEMOLITION DTREE REMOVA, 1885-004 FLOOR PLANS EXISTING, 1885-005 FLOOR PLAN EXISTING, 1885-006 FLOOR PLAN EXISTING, 1885-007 FLOOR PLAN PROPOSED, 1885-010 REV Q GROUND FLOOR, 1885-011 REV T FIRST FLOOR, 1885-012 REV N SECOND FLOOR, 1885-013 REV N THIRD FLOOR, 1885-014 REV Q FOURTH FLOOR, 1885-017 REV C ROOF PLAN, 1885-023 REV C ELEVATIONS DSECTI, 1885-024 REV C NORTH DEAST ELEVA, 1885-025 REV D SOUTH DWEST ELEVA, 1885-026 REV B SITE SECTIONS, 1885-027 REV B SITE SECTIONS, 1885-039 HARD LANDSCAPING PLAN, 1885.134 REV A BIKE STORAGE, 653-03A PHASE 1 LANDSCAPING, 653-04A PHASE 2 LANDSCAPING, 1885-019 REV H SITE PLAN, 1885.400 REV B EXTERNAL STAIR, 1885.401 EXTERNAL STAIRS, T7125/28 REV P EXTERNAL STAIRS, ON SITE GENERATION STRATEGY, DRAINAGE STRATEGY ISSUE 4, ARBORICULTURAL METHOD STATEMENT, REMEDIATION STRATEGY, it is recommended to **Grant Conditionally**

15. Conditions

1) CONDITION: APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

- 1885-001 - Site Location Plan;
- 1885-002 - Site Plan as Existing;
- 1885-003 - Demolition and Tree Removal Plan;
- 1885-004 - Floor Plans as Existing;
- 1885-005 - Floor Plans as Existing;
- 1885-006 - Elevations as Existing;
- 1885-007 - Existing Block Proposed Floor Plans;
- 1885-010 Rev Q - Proposed Ground Floor Plan;
- 1885-011 Rev T - Proposed First Floor Plan;
- 1885-012 Rev N - Proposed Second Floor Plan;
- 1885-013 Rev N - Proposed Third Floor Plan;

I885-014 Rev Q - Proposed Fourth Floor Plan;
I885-017 Rev C - Proposed Roof Plan;
I885-023 Rev C - Site Elevations and Sections;
I885-024 Rev C - North and East Elevations;
I885-025 Rev D - South and West Elevations;
I885-026 Rev B - Site Sections;
I885-027 Rev B - Site Sections;
I885-039 - Site Plan - Hard Landscaping;
I885.134 Rev A - Secure Bike Storage Compound Details;
653-03A - Landscape Proposals (Phase 1);
653-04A - Landscape Proposals (Phase 2);
I885.019 Rev H - Proposed Site Plan;
I885.400 Rev B - Existing Building External Stairs Detail Plan;
I885.401 - Existing Building External Stairs Details Section and Elevation;
T7125/28 Rev P - Details of External Steps.

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.

2) **CONDITION: CONTAMINATED LAND**

The development shall be carried out in accordance with the approved remediation scheme "Outline Remediation Strategy, produced by Geo Consulting Engineering Ltd GCE00129 2015 07 08 RSLI" . The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in the replaced PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared and is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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.

3) **CONDITION: CODE OF PRACTICE**

The development shall be constructed in accordance with the Council's Code of Practice for Construction and Demolition Sites.

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 .

4) **CONDITION: PROVISION OF DRAINAGE WORKS**

The development shall be constructed in accordance with the approved Drainage Strategy Issue 4, produced by Fairhurst, December 2015 unless a change is previously agreed in writing with the Local Planning Authority.

Reason:

To enable satisfactory surface water disposal and site drainage and to mitigate the effect of such on the environment and landscape features in accordance with Policy CS20 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

5) **CONDITION: LANDSCAPE DESIGN PROPOSALS**

PRE-OCCUPATION

The development shall be carried out in accordance with the approved landscape details 653-03A - Landscape Proposals (Phase 1) and 653-04A - Landscape Proposals (Phase 2) unless a change is previously agreed in writing with the Local Planning Authority. The works shall be completed prior to occupation of the unit of accommodation to which the detail relates.

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.

6) **CONDITION: ARBORICULTURAL METHOD STATEMENT**

The measures contained in the approved arboricultural method statement produced by JP Associates (Consultants) Ltd, dated October 2015 shall be fully implemented and shall remain in place until construction work has ceased.

Reason:

To ensure that the trees on site are protected during construction work in accordance with Policy CS18 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61,109 and 118 of the National Planning Policy Framework 2012.

7) **CONDITION: SUSTAINABILITY**

Unless otherwise approved in writing by the local planning authority, onsite renewable energy production methods shall be provided in accordance with the approved On-Site Generation Strategy, Version 1.1, Project No: B2566, produced by Amber Management and Engineering Services Ltd, dated February 2016, which proposes the use of an onsite CHP unit to generate 19% carbon savings. The development shall be implemented in accordance

with the approved details and thereafter retained and used for energy supply for the lifetime of the development.

Reason:

To ensure that the development is in accordance with Policy CS20 of the Local Development Framework Core Strategy (2006-2021) 2007 and paragraphs 95-96 of the National Planning Policy Framework 2012.

8) CONDITION: PROVISION OF PARKING AREA

PRE-OCCUPATION

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

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

9) CONDITION: CYCLE PROVISION

PRE-OCCUPATION

The student accommodation shall not be occupied until space has been laid out within the site in accordance with the approved plans for 82 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.

10) CONDITION: TRAVEL PLAN

PRE-OCCUPATION

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 occupation 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.

11) CONDITION: MANAGEMENT PLAN

PRE-OCCUPATION

None of the rooms of the student accommodation hereby permitted shall be occupied until details of the arrangements by which the accommodation is to be managed have been submitted to and approved in writing by the local planning authority. Thereafter, the property shall continue to be managed permanently in accordance with the approved management arrangements, unless the local planning authority gives written approval to any variation of the arrangements.

Reason:

In order to protect the residential and general amenity of the area in accordance with Policy CS34 of the Local Development Framework Core Strategy (2006-2021) 2007 and paragraph 123 of the National Planning Policy Framework 2012.

12) CONDITION: STUDENT USE

The units of accommodation within the new building shall only be occupied by students in full-time education, by student delegates attending university conferences or courses during vacation periods, or any registered student of any college or university within the Plymouth City boundary, provided that the student is studying a for a qualification at Higher Education level on a course that satisfies the criteria on eligibility for council tax exemption for student occupation of premises that is in force at the date of this planning permission, or any future such criteria as apply from time to time and for no other purpose.

Reason:

The proposed development has been designed for the specific use as student accommodation. It is not suited to other residential uses without substantial alterations given the limited internal space per unit, lack of amenity space and lack of on-site car parking to comply with policy CS34 of the Adopted Local Development Framework Core Strategy (2006-2021) 2007 and guidance in the National Planning Policy Framework 2012 .

13) **CONDITION: ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY**

Unless otherwise previously agreed in writing with the local planning authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (dated July 2014) for the site.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and paragraph 109 of the National Planning Policy Framework 2012.

Informatives

1) **INFORMATIVE: CONDITIONAL APPROVAL NO NEGOTIATION**

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

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

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

3) **INFORMATIVE: RESIDENT PARKING PERMIT SCHEME**

The applicant should be made aware that the property lies within a resident parking permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.