

# ADDENDUM REPORT

Planning Committee



Item Number: 6.1

Site: North West Quadrant, Derriford Road Plymouth PL6 8DH

Application Number: 17/00105/FUL

Applicant: Mr Tony Christie

Members are advised that, following further discussion with consultees (Highway Authority and Low Carbon Team), minor changes to proposed conditions are recommended.

The condition numbering will remain as previously, with the relevant numbered condition (and associated informative) replaced by that set out below:

## **CONDITIONS:**

### **10 CONDITION: DISTRICT HEAT CONNECTIVITY**

#### **PRIOR TO COMMENCEMENT OF OFFICE**

A report identifying how the development has been designed to be compatible with and allow future connection of the office building hereby approved to a local district heating network (in line with current best practice), and identification and safeguarding of a district heating network route from Hospital Drive through Roscoff/Campus Lane through the site to Morlaix Drive, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the office hereby approved unless otherwise agreed in advance in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Justification: - to ensure that the office building has been designed to be compatible with district heating and that a district heating network route through the site has been safeguarded prior to the commencement of construction.

Reason:

In accordance with policy CS20 of the Plymouth Local Development Framework Core Strategy (Adopted 2007) and the draft Joint Local Plan Policy DEV34 and paragraphs 95-97 of the NPPF.

## **16 CONDITION: NEW ACCESS ROUTE TO CAR PARK (GRAMPIAN)**

### PRE-OCCUPATION

Use of the car park hereby permitted for vehicle parking purposes shall not commence until a new vehicle access route to the car park which does not rely on the use of the street Roscoff (to the north of the existing multi storey car park as shown on submitted plan number I30711003) has been constructed and made available for use.

Details of the route (including any junctions necessary) shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the car park hereby permitted for vehicle parking purposes (such approval shall not be deemed to constitute planning permission). The route shall be in accordance with the details set out of drawing I529/300 (Primary Access Route to MSCP2) submitted as part of Alan Baxter Associates Document Response to Plymouth City Council transport comments (dated 12 May 2017 ref I529/300) unless alternative routing is agreed in writing by the Local Planning Authority prior to the first use of the car park hereby permitted for vehicle parking purposes.

#### Reason:

To minimise the number of vehicles using Hospital Drive and Roscoff in the interests of highway and pedestrian safety 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.

## **17 CONDITION: CAR PARKING TO CEASE**

### PRE-OCCUPATION

No use of the car park element of the development hereby approved for vehicle parking purposes shall take place until all car (or other vehicle) parking in the area marked Car Park E (West) (575 staff spaces) on the annotated aerial photograph submitted 14 June 2017 (referred to as CAR PARK E (WEST) on condition 1 and filed as 'Car Park Release Plan') has ceased. Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no vehicle parking (except that hereby approved) shall take place on the land marked Car Park E (West) (575 staff spaces) on the annotated aerial photograph submitted 14 June 2017 (filed as Car Park Release Plan) unless expressly approved through the granting of planning permission after the date of this permission. For the purposes of clarity, notwithstanding the reference to 'Car Park E (east) (178 Visitor spaces)' on page 2 of the 'Car Park Release Plan' referred to above, the use of that area for the purposes stated is not approved or otherwise endorsed through the granting of this consent.

Reason: - In order to ensure that the development does not lead to an unacceptable increase in vehicle trips on the highway network, and contributes to the promotion of sustainable travel alternatives in accordance with policy CS28 of the Plymouth Local Development Framework Core Strategy (Adopted 1997)

## **INFORMATIVES:**

### **3 INFORMATIVE: FURTHER PLANNING PERMISSION NEEDED BEFORE THIS CAR PARK CAN BE OCCUPIED)**

Please note that a further planning permission is needed to satisfy condition 16 attached to this consent (construction of a car park access road). The car park cannot be lawfully used until permission has been granted and access road constructed. For the sake of clarity, a condition discharge application for condition 16 will also be required to confirm the details of the access road proposed.