

# PLANNING COMMITTEE

Land at Sugar Quay East Quay Sutton Harbour Plymouth – 18/01245/FUL



## RE: Final Agenda – Planning Committee 08 November 2018

Planning Application No.	18/01245/FUL
Site Address	Land at Sugar Quay, East Quay, Sutton Harbour, Plymouth
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The Agenda pack for Planning Committee on 08 November 2018 has recently been published.

It has been noted that due to a Technical Error, relevant information relating to 'Informatives' was not included in the published report. This information forms part of the officer's recommendation and needs to be considered as part of any discussion taking place at Planning Committee.

Please see the below details which were not included in the original. This should be read in conjunction with the [published report](#); following on from Page 64.

Please accept our sincere apologies on behalf of the Planning Department for this error.

## 2 **INFORMATIVE: CONDITIONAL APPROVAL 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 with the Applicant including pre-application discussions and a Planning Performance Agreement and has negotiated amendments to the application to enable the grant of planning permission.

## 3 **INFORMATIVE: SUPPORTING DOCUMENTS**

The following supporting documents have been considered in relation to this application:

- Sugar Quay Planning Statement incorporating Affordable Housing Statement, dated 13th July 2018
- Design and Access Statement Sugar Quay, ref: 3554A - DAS001 Rev.B, dated 27 September 2018
- Sugar Quay Framework Travel Plan, ref: W18193-TP01-E, dated July 2018
- Flood Risk Assessment and Drainage Strategy Sugar Quay, ref: WE04821/FRA, dated 16/07/18
- Outline Construction Environmental Management Plan (CEMP) for the Sugar Quay Development, dated June 2018
- Landscape, Townscape and Visual Impact Appraisal Sugar Quay, dated July 2018
- Addendum to LTVIA in relation to amended roof top design, dated 28 September 2018, ref: SUTA3003
- Community Infrastructure Levy (CIL) form
- Preliminary Screening Assessment (European Protected Sites) to aid Planning Application for re-development of Sugar Quay, dated 11th July 2018
- Covering letter from Turley, ref: SUTA3003, dated 16th July 2018
- Sugar Quay, Sutton Harbour Planning Noise Assessment, ref: Rep-25/012-SHRS-Plan-R4, dated 16th July 2018
- Sugar Quay Energy Statement, ref: 04313P.P04, dated 11/06/2018
- Sugar Quay Air Quality Assessment, ref: AQ1358, dated June 2018
- Sugar Quay Site Waste Management Plan, ref: WE048021, dated 28/06/18
- Statement of Community Involvement Sugar Quay Site
- Ecological Mitigation and Enhancement Strategy Development of Land at Sugar Quay, ref: SHH/2460/SQ/EMES, (amended) dated October 2018 (version received on the 23/10/18)
- Sugar Quay Building Services Engineering Ventilation Statement, ref: 4313P-SDS-X0-XX-RP-M-XXXX-0001-S0-P02, dated 13/07/2018
- Preliminary Ecological Assessment Development of Land at Sugar Quay, ref: Final Report v.02, dated June 2018
- Sugar Quay Heritage Statement, ref: edp4910\_r001b, dated July 2018
- Sugar Quay Sutton Harbour Heritage Considerations, dated 27/09/2018
- Sugar Quay Statement of Archaeological Potential, Impact and Mitigation, ref: ACD1835/1/0, dated June 2018
- Sugar Quay Written Scheme of Investigation for an archaeological excavation, ref: ACD1835/2/0, dated June 2018
- Sugar Quay Phase I and Phase II Contamination Assessment, ref: WE04821/GR01, dated 09/07/2018
- Sugar Quay and Harbour Car Park Developments Transport Assessment, ref: W18193-TAR01\_E, dated July 2018

- Covering email from Turley, dated 07/09/2018 regarding Reptile Assessment and Acoustic Isolation between Gym and Residential Uses
- Reptile Assessment - Sugar Quay, dated 21st August 2018
- Economic Benefits Summary Statement Sugar Quay, dated September 2018
- Schedule of Urban Design Comments, dated 14 August 2018
- Covering letter from Turley, dated 28/09/2018, entitled: Application 18/01245/FUL - Sugar Quay, Sutton Harbour Amendments and Additional Information, ref: SUTA3003
- Illustrative Sun Path Study - Summer Solstice, ref: AWW-02-00-DR-A-01-1100 Rev.A, dated July 2018
- Illustrative Sun Path Study -Winter Solstice, ref: AWW-02-00-DR-A-01-1101 Rev.A, dated July 2018
- Illustrative Sun Path Study - Spring / Autumn Equinox, ref: AWW-02-00-DR-A-01-1102 Rev.A, dated July 2018
- Letter from the Environmental Dimension Partnership in response to Historic England and the Historic Environment Officer consultation response, ref: L/edp4910/EO/jm, dated 28 September 2018
- JUBB Clarification Briefing Note, dated September 2018
- Proposed Residential Development Sugar Quay Sutton Harbour Plymouth Environmental Wind Study, ref: 610.18243-R01 Version 0.1, dated August 2018
- SK\_011 Rev. PI, entitled Revised Highway Scheme Crossing South of Jewsons, dated 10/10/18
- SK\_012 Rev. PI, entitled Vehicle Tracking 12m Rigid Vehicle In/Out of Proposed Loading Bay, dated 10/10/18
- SK\_013 Rev. PI, entitled Vehicle Tracking 16.5m Articulated HGV In/Out of Jewson Site Access, dated 10/10/18
- SK\_014 Rev. PI, entitled Vehicle Tracking 16.5m Articulated HGV In/Out of Brandon Hire Access, dated 10/10/18
- SK\_015 Rev. PI, entitled Vehicle Tracking 12.0m Rigid HGV In/Out of R.West Access, dated 10/10/18
- SK\_016 Rev. PI, entitled Vehicle Tracking 16.5m Articulated HGV Along Sutton Street, dated 10/10/18
- SK\_0043 Rev. PI, entitled Visibility Splays, dated 3/9/18

#### 4 **INFORMATIVE: ACTIVE FRONTAGE**

For the purposes of the 'Active Frontage' condition; an active window is one where the activities within the property can be seen through a substantial proportion of the glazed area. It may also incorporate a subservient changeable display area to showcase the goods sold or services provided at the property.

#### 5 **INFORMATIVE: PUBLIC SEWER**

South West Water has advised that there is a public sewer in the vicinity. The Applicant is advised that no development will be permitted within 3 metres of the sewer, and ground cover should not be substantially altered.

Should the development encroach on the 3 metre easement, the sewer will need to be diverted at the expense of the applicant. The applicant/agent is advised to contact the Developer Services Planning Team at South West Water to discuss the matter further.

## **6 INFORMATIVE: ADVERTISING**

This permission does not give or imply any consent for the advertising material. Such advertising is controlled under the Town and Country Planning (Control of Advertisements) Regulations 2007 and the applicants should obtain any necessary consent separately.

Further, any signage proposed in the future should be of high quality and every effort should be made to ensure that ad hoc signage does not undermine the quality of the overall architectural composition over time.

## **7 INFORMATIVE: PUBLIC HIGHWAY ENGINEERING DETAILS**

No work within the public highway should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. The applicant should contact Plymouth Highways for the necessary approval.

## **8 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.

## **9 INFORMATIVE: MARINE GRADE MATERIALS**

You are advised that materials should be of an appropriate specification to withstand this exposed marine environment.

## **10 INFORMATIVE: SITE MANAGEMENT PLAN CONSIDERATION**

The site management plan that must be submitted to fulfil the conditions applied to the consent hereby approved must consider at least the following matters;

- An outdoor seating area management plan to control noise and in particular noise from the movement of outdoor furniture, use of furniture by patron, general noise made by patrons, glass policy, litter, etc.

- A pest prevention plan (including seagulls, rats and mice) for the external seating area and any patrons smoking area, to identify measures that will be taken to reduce the potential for pest access to food sources, which should include at least table clearance and housekeeping, cleaning, information to patrons and preventative pest control plans.

- A smoking area management plan to control of noise, litter, smoke drift and odour associated with this area.

- A noise management plan to outline how restrictions placed on the premises by way of conditions applied to this consent will be implemented and managed, for example opening restrictions, amplified and live music restrictions, noise levels from fixed plant, etc.

- A deliveries management plan to control how deliveries will be managed to avoid disturbance including unloading area and transfer of goods to the premises.

- A refuse management plan, including an access statement of the location for refuse storage, arrangements for the management of refuse disposal, and the refuse collection arrangements.

- Details of the complaints handling procedure.

- Any other appropriate actions relating to the commercial operation as necessary.

## **11 INFORMATIVE: WALES AND WEST UTILITIES**

Wales and West Utilities advise that gas pipes may be present in the area and advise that the developer must not build over any of Wales and West Utilities' plant or enclose their apparatus.

## **12 INFORMATIVE: WASTE**

The proposal involves the excavation and removal of untreated soil from the site due to the large footprint of the proposed basement car park. The EA have advised that the use or disposal of any waste should comply with the relevant waste guidance and regulations.

The developer must apply the waste hierarchy in priority order of prevention, re-use, recycling before considering other recovery or disposal options. The Environment Protection (Duty of Care) Regulations for dealing with waste materials are applicable for any off-site movement of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility via a registered waste carrier and all relevant documentation is completed and kept in line with regulations.

## **13 INFORMATIVE: BIODIVERSITY**

The required biodiversity net gain measures of this development will be partly be delivered through the proposals at Harbour Car Park (application 18/01246/FUL). Only due to these additional measures off-site is this development considered acceptable in this case.