

# ADDENDUM REPORT

Planning Committee



**Item Number: 02**

**Site: Land At St Annes Road**

**Planning Application Number: - 18/01935/FUL**

**Applicant: Mr S Larson**

**Page: 15 - 32**

The Natural Infrastructure Team has submitted its formal comments on the application and has not raised any objections to the proposal subject to two recommended conditions. One condition relates to achieving biodiversity gain through the installation of a bat tube and bird and bee bricks into the fabric of the building. The other condition seeks details of the tree planting on site to be submitted prior to the first occupation of the dwelling.

NEW CONDITION:

BIODIVERSITY

PRE-INSTALLATION

The dwelling hereby permitted shall incorporate of one bat tube, one bird brick, and one bee brick within the fabric of the building in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These details shall be submitted and agreed prior to the installation of the bat tube, bird and bee bricks and shall thereafter be retained.

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, Joint Local Plan Policies SPT11 & DEV28 and Government advice contained in the NPPF paragraphs 170, 175 and 176

AMENDED CONDITION:

**3 CONDITION: TREE PLANTING/MITIGATION**

**PRE-COMMENCEMENT**

No works or development shall take place until full details of all proposed tree, and native shrubs and hedge planting are submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

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, policy DEV30 of the Plymouth and South West Devon Joint Local Plan and paragraphs 127, 170 and 175 of the National Planning Policy Framework 2018.

The agent has asked that condition 2 be amended to allow for the development to begin within three years from the date of the permission to allow for the Unilateral Undertaking and pre-commencement condition to be agreed. Officers do not think this is justification for amending the condition as the two year commencement condition is consistent with our own policies in accelerating housing delivery through the Plan for Homes initiative and paragraph 76 of the National Planning Policy Framework 2018.