



**Strategic Planning and
Infrastructure**

Plymouth City Council
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AECOM
Mr Ian Roach
Mayflower House
178 Armada Way
Plymouth
PL1 1LD

Date 04 February 2016

Dear Sir/Madam,

Town and Country Planning Act 1990

APPLICATION NO: 15/01271/FUL

**SITE: KINTERBURY POINT, HMAID BULLPOINT, HMNB DEVONPORT,
PLYMOUTH, PL2 2BG**

DEVELOPMENT: Proposed helipad and forward operating base to service the Fleet Helicopter Support Unit, comprising construction of helicopter landing site, demolition of three existing buildings, modification of part of an existing building, relocation of security fencing, construction of a new building to replace those demolished, and construction of a fuel bowser park

Please find enclosed the Planning Decision Notice for the above site. This permission relates to the submitted plans which are listed and the development should be carried out in accordance with the details shown unless prior consent has been obtained in writing from the Local Planning Authority. Failure to comply with the approved drawings or to comply with the conditions contravenes the Town and Country Planning Act 1990 and could result in enforcement action being taken.

BUILDING REGULATIONS

It is important to note that applications for approval under the Building Regulations are dealt with separately from applications for Planning Permission. You should not commence works until all necessary consents have been obtained. To ascertain if your proposed works require Building Regulations approval or to discuss any Building Regulations issues please call 01752 304343 or go to <http://www.plymouth.gov.uk/buildingcontrol>.

APPEAL

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/planning/appeals/ Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

[Planning Appeals](#) (Section 78 of the Town and Country Planning Act 1990).

- Householder appeals must be made within 12 weeks of the date of this notice
- Minor application appeals must be made within 8 weeks of the date of this notice
- All other planning appeals must be made within 6 months of the date of this notice.

Certificate of Lawfulness Appeals (Section 195 of the Town and Country Planning Act 1990)

- There is no time limit for submission of an appeal.

Listed Building Consent or Conservation Area Consent Appeals (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990).

- Appeals must be made within six months of the date of this notice.

Advertisement Consent Appeals (Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007).

- Appeals must be made within 8 weeks of the date of this notice.

If the local planning authority has failed to determine an application for express consent to display an advertisement or an appeal is being made against the grant of consent subject to conditions to which the applicant objects.

- within 6 months from the date on the decision notice, or within 6 months from the expiry of the period which the local planning authority had to determine the application.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Planning Inspectorate on appeal or on reference to the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

CONTACT DETAILS

If you have any enquiries please do not hesitate to contact **Christopher King** on **01752 304377**.

Yours faithfully,

Anthony Payne
Strategic Director for Place



#plymouth

PLANNING DECISION NOTICE

GRANT OF CONDITIONAL PLANNING PERMISSION



Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2010

In correspondence please quote application number: **15/01271/FUL**

Applicant: Defence Infrastructure Organisation

Site: KINTERBURY POINT, HMA BULLPOINT, HMNB DEVONPORT, PLYMOUTH, PL2 2BG

Development: Proposed helipad and forward operating base to service the Fleet Helicopter Support Unit, comprising construction of helicopter landing site, demolition of three existing buildings, modification of part of an existing building, relocation of security fencing, construction of a new building to replace those demolished, and construction of a fuel bowser park

Under the provision of the above act, Plymouth City Council hereby grants permission to carry out the development described in your application dated **09/07/2015**, together with the following plans/drawings: **General Arrangement Drawing - 1392/1; Floor Plan - 1392/2; Typical Section - 1392/3; FOB FOST Proposed Security Fence - 5116453 AA (90) 07; Proposed Overview Site Plan - 5116453 AL (90) 06; FOB FOST, Building BP047 Existing Ground Floor Plan Demolitions and Elevations - 5116453 AL (20) 05; Proposed Storage Building Site Plan - Area B - 5116453 - AL (20) 02; FOB FOST, Building BP047 Existing High level Plan Demolitions and Sections - 5116453 AL (20) 06; FOB FOST, Building BP047 GA High Level Plan and Sections - 5116453 AL (20) 08; FOST FOB - Area B Proposed Building Drainage Layout - 5116453 CL (90) 04; FOB FOST, Building BP047 GA Ground Floor Plan and Elevations - 5116453 AL (20) 07; Building BP004 Record Drawing - 5116453 BP004; FOST FOB - Area A Proposed Drainage Layout - 5116453 CL (90) 03; Building BP044 Record Drawing - 5116453 BP044; Building BP003 Record Drawing - 5116453 BP003; Location Plan - P071-ACM-XX-00-DR-EN-00001; Proposed Tanker Stand Area C - Vehicle Tracking Analysis - P071-ACM-XX-XX-DR-CE-00004; Proposed Tanker Stand Area C - Site Plan - P071-ACM-XX-XX-DR-CE-00001; Proposed Tanker Stand Area C - General Arrangement - P071-ACM-XX-XX-DR-CE-00002; Proposed Tanker Stand Area C - Drainage Plan - P071-ACM-XX-XX-DR-CE-00003; Proposed Helipad and FOB Existing Landscape Proposal - P071-ACM-XX-00-DR-EN-00003; Proposed Helipad and FOB Landscape Proposal - P071-ACM-XX-00-DR-EN-00004-RevB**

FOB FOST External Lighting Layout - 5116453 AEL (63) 03; Proposed Helipad and FOB Site Plan - Area A - P071-ACM-XX-00-DR-EN-00002 RevA; Record of Existing Buildings BP003, BP004, BP044 and Underground Air Raid Shelter adjacent to Bull Point Gunpowder Magazine and Camber - Scheduled Monument No PY 1022: HA 1003059 - Debut Services (South West) Limited - 9 MAY 2014 DE Project No: Z9N0076Y11; Scheduled Monument Clearance - Ref S00037320 - AA075943/2-IPT4 - 8 Nov 2013; Design and Access Statement - Nov 2015 - Atkins; Planning Application Supporting Statement - Nov 2015 - AECOM; Statement of Community Involvement -

Nov 2015 - AECOM; Environmental Statement - Nov 2015 - Atkins; Operational Hours Email from Agent dated 3rd November 2015 subject to the following conditions:

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: General Arrangement Drawing - 1392/1; Floor Plan - 1392/2; Typical Section - 1392/3; FOB FOST Proposed Security Fence - 5116453 AA (90) 07; Proposed Overview Site Plan - 5116453 AL (90) 06; FOB FOST, Building BP047 Existing Ground Floor Plan Demolitions and Elevations - 5116453 AL (20) 05; Proposed Storage Building Site Plan - Area B - 5116453 - AL (20) 02; FOB FOST, Building BP047 Existing High level Plan Demolitions and Sections - 5116453 AL (20) 06; FOB FOST, Building BP047 GA High Level Plan and Sections - 5116453 AL (20) 08; FOST FOB - Area B Proposed Building Drainage Layout - 5116453 CL (90) 04; FOB FOST, Building BP047 GA Ground Floor Plan and Elevations - 5116453 AL (20) 07; Building BP004 Record Drawing - 5116453 BP004; FOST FOB - Area A Proposed Drainage Layout - 5116453 CL (90) 03; Building BP044 Record Drawing - 5116453 BP044; Building BP003 Record Drawing - 5116453 BP003; Location Plan - P071-ACM-XX-00-DR-EN-00001; Proposed Tanker Stand Area C - Vehicle Tracking Analysis - P071-ACM-XX-XX-DR-CE-00004; Proposed Tanker Stand Area C - Site Plan - P071-ACM-XX-XX-DR-CE-00001; Proposed Tanker Stand Area C - General Arrangement - P071-ACM-XX-XX-DR-CE-00002; Proposed Tanker Stand Area C - Drainage Plan - P071-ACM-XX-XX-DR-CE-00003; Proposed Helipad and FOB Existing Landscape Proposal - P071-ACM-XX-00-DR-EN-00003; Proposed Helipad and FOB Landscape Proposal - P071-ACM-XX-00-DR-EN-00004-RevB

FOB FOST External Lighting Layout - 5116453 AEL (63) 03; Proposed Helipad and FOB Site Plan - Area A - P071-ACM-XX-00-DR-EN-00002 RevA; Record of Existing Buildings BP003, BP004, BP044 and Underground Air Raid Shelter adjacent to Bull Point Gunpowder Magazine and Camber - Scheduled Monument No PY 1022: HA 1003059 - Debut Services (South West) Limited - 9 MAY 2014 DE Project No: Z9N0076Y11; Scheduled Monument Clearance - Ref S00037320 - AA075943/2-IPT4 - 8 Nov 2013; Design and Access Statement - Nov 2015 - Atkins; Planning Application Supporting Statement - Nov 2015 - AECOM; Statement of Community Involvement - Nov 2015 - AECOM; Environmental Statement - Nov 2015 - Atkins; Operational Hours Email from Agent dated 3rd November 2015

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.

Pre-commencement Conditions

PRE-COMMENCEMENT: SURFACE WATER DISPOSAL

(3) No development shall take place until details of the proposals for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is first brought into use.

Disposal of surface water details shall include, but not be limited to:-

- A Flood Risk Assessment for the site should provide evidence that the proposed drainage system including attenuation, can provide a 100 year return period (1% AEP) standard of protection plus a 30% allowance for climate change. Calculations and modelling data should be produced in support of any drainage design showing that the drainage system is designed to the required standard
- As a brownfield site, the PCC LFRMS requires that rate of discharge from the site is limited to greenfield rates for a 1 % AEP (1 in 100 year return period) event with a 30% allowance for climate change. An unattenuated surface water discharge to tidal waters maybe considered subject to controls and EA approval.
- The owner/manager(I would highlight that this maybe a public sewer and SWW will need to be consulted)of the existing surface water and combined sewerage system should be consulted regarding any final proposal to connect surface water into the existing surface water/combined system. Evidence of agreement to connect to the existing surface water system should be submitted before the drainage proposals are accepted.
- A CCTV condition survey of the existing drainage system should be undertaken where it is being utilised.

Details are required of exceedance flow routes and how these flows are to be intercepted and contained on site within the proposed system. Exceedance flows should be directed away from public access areas.

- Opportunities to eliminate pollution from surface water run off should be taken. To minimise pollution being discharged into the sewer network, separate systems for roof and highway drainage is recommended. Surface water run off from areas exposed to vehicles and fuel storage should be discharged via an interceptor or other method to remove potential pollutants.
- A construction environment management plan incorporating method statements should be submitted to demonstrate how the new drainage system and water environment is protected during the demolition and construction phases.
- The surface water drainage system including manholes and pipes should be designed in accordance with Sewers for Adoption 7th Edition (WRc 2012) where appropriate.
- A drainage pipe and manhole schedule will be required confirming pipes and materials.
- Details should be provided of the proposed silt traps and interceptors and the interconnecting drainage pipe material.
- As built record information will be required for the proposed drainage system including attenuation and interceptor systems.

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on landscape features in accordance with Policy 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.

Justification: To ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure.

PRE-COMMENCEMENT: EXTERNAL MATERIALS

(4) No development shall take place until full details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS03 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

Justification: To ensure that the development can reasonably accommodate external materials that are acceptable to the local planning authority.

PRE-COMMENCEMENT: PROGRAMME OF ARCHAEOLOGICAL WORK

(5) No part of the development allowed by this permission shall be commenced until the applicant (or their agent or successors in title) has completed a programme of archaeological work, in accordance with a written scheme of investigation that has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme.

Reason:

The site is considered likely to contain archaeological deposits that warrant appropriate investigation and/or recording in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification: To ensure that important archaeological features are properly protected / recorded before construction commences.

PRE-COMMENCEMENT: CONTAMINATION

(6) Prior to each phase of development approved by this planning permission no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

To protect controlled waters. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Justification: To ensure that risks to health through contamination are properly considered and addressed before building works commence.

PRE-COMMENCEMENT: NOISE MONITORING AT RIVERSIDE COMMUNITY PRIMARY SCHOOL

(7) Before the development hereby approved is commenced, scheme for monitoring and reporting noise from the Helicopter Landing Site shall be submitted to and approved in writing by the Local Planning Authority. The focus of the noise monitoring shall be at Riverside Community Primary School, whereby noise levels shall not exceed 58dBLAeq (30min) during normal school term-time opening hours of 8.40am to 3.20pm Mondays to Fridays (excluding school break and lunch periods) when measured at the approved monitoring location.

The scheme shall include how noise will be recorded, and subsequently reported to the local planning authority. The scheme will also state the frequency and duration of the monitoring scheme. The noise monitoring equipment shall be positioned in a suitable location, either at the School, or at a location deemed representative of the School, to accurately record noise associated with helicopter movements that have derived from the development hereby approved.

Furthermore, the scheme shall identify what methods for mitigation will be implemented if noise tolerances are exceeded on a regular basis to protect Riverside Community Primary School.

Reason:

To protect and reduce harm to Riverside Community Primary School caused by the helipad operations in accordance with Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007; and paragraph 17 of the National Planning Policy Framework 2012.

Justification: To implement a suitable and robust noise monitoring programme to adequately protect the Riverside Community Primary School from any harmful effects of noise associated with the approved development

Other Conditions

CONDITION: PRE-OPERATION: COMPLAINTS PROCEDURE

(8) Before the development hereby approved becomes fully operational (i.e. prior to the first flight), a complaints procedure (which will include contact details for the base's community liaison officer or the MOD complaints telephone line) will be submitted to the Local Planning Authority for consideration. All complaints generated as a result of the operations of the development hereby approved shall be dealt with in accordance with the approved complaints procedure unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect residential and general amenity by providing a method for dealing with adverse issues of the development in accordance with Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CONDITION: ARBORICULTURAL METHOD STATEMENT

(9) All tree works shall be carried out in accordance with the details contained within submitted Proposed Helipad and FOB Landscape Proposal - P071-ACM-XX-00-DR-EN-0004 RevB. The measures contained in the approved statement 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.

CONDITION: HOURS OF OPERATION (FLIGHTS)

(10) Helicopter landings and take-offs shall only take place between 07:30 and 19:00 Monday to Thursday and 07:30 to 16:00 on Friday. There shall be no flights on Christmas Day or Boxing Day. Helicopter flights outside the permitted operational days and times will only be permitted in emergency circumstances and following an emergency event the applicant will notify the Local Planning Authority within 7 days detailing the nature of the emergency flight.

An emergency is defined when there is significant risk to the safety of a military helicopter, or if there is a significant risk to someone's life that is being transported by military helicopter that cannot safely land elsewhere. Fully functioning Military Helicopters, and where no life is at risk that is returning late from deployment as part of the Fleet Helicopter Support Unit/Flag Officer Sea Training programme is not considered an emergency, and shall be diverted to Newquay when it cannot land and then take off again within the times hereby permitted. Emergency Flight definitions shall be defined and included in the complaints procedure to be submitted to and approved by the Local Planning Authority for clarity as requested by condition 12 of this permission

Reason:

To reduce the impact towards residential amenity, and protect the general amenity from any harmfully polluting effects at unsociable hours and avoid conflict with Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 17 and 123 of the National Planning Policy Framework 2012.

CONDITION: TEMPORARY HOURS OF OPERATION (FLIGHTS)

(11) For a trial period of 18 months commencing from the first helicopter flight (the start date to be confirmed in writing to the Local Planning Authority) helicopter landings and take-offs will be permitted to take place between 19.00 and 21:00 Monday to Thursday and the number of flights shall not exceed an average of 2 flights per week between these temporary permitted hours.

The applicant should supply quarterly (3 months) flight records to the Local Planning Authority for monitoring purposes which will indicate whether or not the permanency of these temporary hours are acceptable should they be applied for in the future.

At the end of the 18 months trial period from the date of the decision notice, flights will only be permitted between 07:30 and 19:00 Monday to Thursday and 07:30 to 16:00 on Friday as approved by condition 8 of this consent unless otherwise agreed in writing by the Local Planning Authority through the submission of a Section 73 application.

Reason:

To reduce the impact towards residential amenity, and protect the general amenity from any harmfully polluting effects and avoid conflict with Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 17 and 123 of the National Planning Policy Framework 2012.

CONDITION: MAXIMUM FLIGHT NUMBERS

(12) There shall be no more than 100 helicopter flights per month and no more than 1000 flights in a calendar year using the development hereby permitted. A flight is defined as one landing and one take off. The applicant shall provide quarterly (3 months) flight records to the Local Planning Authority for monitoring purposes to ensure that these limits are not exceeded.

Reason:

To reduce the impact towards residential amenity, and protect the general amenity from any harmfully polluting effects and avoid conflict with Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 17 and 123 of the National Planning Policy Framework 2012.

CONDITION: AIRCRAFT TYPE (MILITARY)

(13) Only military helicopters or commercial helicopters working under contract to the military shall be permitted to use the Helipad hereby approved.

Reason:

To ensure that the facility is strictly used for military purposes only and to ensure that the development hereby approved protects residential amenity and general amenity from any harmfully polluting effects and avoid conflict with Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 17 and 123 of the National Planning Policy Framework 2012.

CONDITION: BIODIVERSITY

(14) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Environmental Statement (dated November 2015) for the site which shall include measures in Table 5.1 including provision of 5 bird and 5 bat boxes, maintenance of dark corridors, planting of night scented flowers and leaving longer edge grassland zones.

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 Government advice contained in the NPPF paragraphs 109, 118

CONDITION: UNSUSPECTED CONTAMINATION

(15) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

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 CS21 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

CONDITION: SCHEDULED MONUMENT CONSENT

(16) The works hereby permitted shall be carried out in strict accordance with all conditions contained within the Schedule Monument Clearance for Scheduled Monument No. PY 122; HA 1003059 - BULL POINT GUNPOWDER MAGAZINE AND CAMBER, PLYMOUTH (Ref: S00067320).

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

CONDITION: HIDDEN FEATURES

(17) If, during the course of the works, presently hidden archaeological features are revealed, the applicant shall immediately stop work and inform the Local Planning Authority, and shall not continue with the works until agreement has been reached as to the retention or recording of those features.

Reason:

To ensure that any hidden features are recorded and/or retained, as deemed appropriate, in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

(18) In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the commencement of development.

A: No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with the approved plans and particulars [plan no. ^IN] (or in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, 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.

CONDITION: TREE REPLACEMENT

(19) If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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 and are subsequently properly maintained, if necessary by replacement.

Informatives

INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(1) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(2) 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 including pre-application discussions and has imposed planning conditions to enable the grant of planning permission.

INFORMATIVE: ENVIRONMENTAL PERMITTING

(3) Any non-mains foul drainage system associated with this development will require an Environmental Permit from the Environment Agency under the Environmental Permitting Regulations 2010, unless it satisfies the General Binding Rules for small sewage discharges in England. The General Binding Rules can be found online at <https://www.gov.uk/government/publications/small-sewage-discharges-in-englandgeneral-binding-rules>. If the proposed foul discharge will not satisfy the General Binding Rules the applicant is advised to contact our National Permitting Service on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed online at <https://www.gov.uk/permits-you-need-for-septic-tanks>. All new and existing fuel storage should have appropriate bunds/ secondary containment with spill kits and other protection measures as appropriate.

INFORMATIVE: ENVIRONMENTAL PERMITTING

(4) Any non-mains foul drainage system associated with this development will require an Environmental Permit from the Environment Agency under the Environmental Permitting Regulations 2010, unless it satisfies the General Binding Rules for small sewage discharges in England. The General Binding Rules can be found online at

<https://www.gov.uk/government/publications/small-sewage-discharges-in-englandgeneral-binding-rules>.

If the proposed foul discharge will not satisfy the General Binding Rules the applicant is advised to contact our National Permitting Service on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed online at <https://www.gov.uk/permits-you-need-for-septic-tanks>.

All new and existing fuel storage should have appropriate bunds/ secondary containment with spill kits and other protection measures as appropriate

INFORMATIVE: NESTING SEASON

(5) It is an offence under the Wildlife and Countryside Act to damage to destroy the nest of any wild bird while it is in use or being built and it is also an offence to disturb many species of wild bird while nesting.

Anthony Payne
Strategic Director for Place

Dated: 04 February 2016