



Additional / To Follow Agenda Items

This is a supplement to the original agenda and includes reports that are additional to the original agenda or which were marked 'to follow'.

Nottingham City Council Planning Committee

Date: Wednesday, 17 July 2024

Time: 2.00 pm

Place: Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

Governance Officer: Jane Garrard **Direct Dial:** 0115 8764315

Agenda

Pages

a Temporary Car Park London Road Canal Street Nottingham

3 - 6

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PLANNING COMMITTEE

UPDATE SHEET

(List of additional information, amendments and changes to items since publication of the agenda)

17 July 2024

5a Pemberton Street

The applicant has requested that their following comments be circulated prior to the meeting:

This is a Site where planning permission was first granted for student accommodation in September 2018, comprising 67 studios – nearly 6 years ago.

As officers acknowledge, this Site occupies a prominent position fronting London Road, which is the southern gateway route into the City Centre.

It was recognised at the time of the previous consent (in 2018) that development here would restrict views of the lower cliff face that is currently visible from the London Road approach, but that it also presented an obvious opportunity to redevelop a gap site and repair a prominent broken street edge to Canal Street/London Road and Pemberton Street.

To the immediate east is now a new development of apartments, known as “Hylyfe” that is 4/5 storeys high fronting Pemberton Street and the London Road roundabout, rising to a 10- storey tower on the London Road/Poplar Street/Plumtre Square corner.

The present use of the Site as a car park is not making effective use of a brownfield site, nor does it make best use of a vacant site that is highly visible on entry into Nottingham City Centre.

Newly elected Labour Government propose to take a brownfield first approach, prioritising the development of previously used land (such as this) wherever possible, and fast-tracking approval of urban brownfield sites.

Our client developer has made a significant capital investment in this application, already close to £375,000 on technical studies, application drawings, specialist reports etc. We have worked closely with the Council’s Planning Team to ensure a development the city can be proud of.

The proposal also reflects commentary within the very recently published Nottingham Economic Growth Plan only this month.

Within it, it sets out, Nottingham is:

'A city with universities that collaborate with businesses and organisations and attract students and visitors from across the globe.

To achieve sustainable economic growth, Nottingham must have the necessary infrastructure in place to support business expansion and population growth. Land availability constraints within city boundaries mean that city expansion must be innovative and ambitious, focussed on designing regeneration initiatives to maximise the use of available land, unlock regeneration sites, and working across the wider conurbation to maximise connectivity into the city.

Priority 7: Drive housing growth: Develop housing of all tenures and types in and around the city centre and local centres that attract residents, population growth and footfall. This housing growth in the city integrates and underpins our major regeneration ambitions including Broad Marsh and Island Quarter.'

Unlike the previously consented scheme, a lower ground floor has been introduced (part below ground level) that would accommodate communal facilities incorporating a resident's lounge, cinema/games room, gym and laundry room, with some cluster flat and studio accommodation being provided to the ground floor of the building. As revised, the scheme now comprises 81 beds (25 studio beds and 56 cluster beds).

Unlike the previously consented scheme, this new scheme offers a full package of s106 benefits in excess of £305,000, including a financial contributions towards affordable housing; towards the provision or enhancement of off-site Public Open Space or Public Realm; towards a Local Employment and Training, including targets associated with Local Employment and Training Opportunities.

In terms of sustainability, the proposed building has a living green wall, which is an interesting and attractive feature that would additionally help to break down the building's mass. Furthermore, the scheme is to be fully electric, with onsite renewables (PVs) to reduce offsite demand.

The Site has minimal existing ecological value so the development would not be harmful in biodiversity terms. However, there is scope to improve the biodiversity of the Site, including the provision of bird and bat boxes, the green living wall and also the introduction of other areas of planting.

Upon approval by Members, design and co-ordination of contractors will continue 'at pace' to ensure the scheme can be delivered for students to arrive September 2025 / January 2026.

The building is of a contemporary design but one which reflects the character and appearance of the older industrial buildings in the Lace Market.

The Site has waited too long now for development and we sincerely hope Members will vote to approve this application.

No further officer comments.

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