

# PLANNING COMMITTEE

## UPDATE SHEET

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

23 June 2021

### 5(a) 152 London Rd

#### 1. Sustainability Measures

Since the deferral of this item at the May Committee, the proposed sustainability measures to be incorporated within the scheme have been amended by the applicant. Key changes are as follows:

- To be an all electric building
- A fabric first approach is being adopted with higher than Building Regulation standards being achieved for, in particular, roofs, floors and openings (ie. glazed areas)
- There is now a firm commitment to provide an array of PV panels to the roof area. This will be approximately 200 panels covering 450m<sup>2</sup>
- The scheme's gross energy usage is calculated at 1,876,775kWh. The PVs will generate approximately 680,000kWh, 36% of the development's energy needs
- Betterment on Building Regulations for the apartments has increased from an average 3.9% to 12.2%. This has been achieved with an improved air pressure test (from 5 to 3) and an allocation of 100m<sup>2</sup> of the PVs to serve the apartments
- Betterment on Building Regulations for the commercial units is to be an average of 16.6%
- A BREEAM pre-assessment has been carried out for the commercial units. This indicates that an Excellent rating can be achieved
- An assessment of overheating has been carried out for the apartments. Retractable canopies to be used for those with an identified risk
- Stack ventilation – the smoke ventilation system is to double as a 'smart stack', thereby drawing natural air through the apartments and venting at roof level
- The living wall and external planter areas total 664m<sup>2</sup>, or approximately 27% of the site area (2477m<sup>2</sup>). Vegetation coverage will be increased further with plants to the terraces, balconies and external area of the site around the building

#### Comment

***The Council has set an ambition to become the first carbon neutral city in the UK by 2028 and an action plan has been produced setting out how this is to be achieved. However, planning applications must be assessed in the light of the national and local planning policies in place at the time the application is determined. Mandatory energy performance standards for all new homes are incorporated into the Building Regulations, rather than to be achieved by the planning process. There is no Local Plan policy regarding the amount of energy to be provided by renewables. However, policy CC1 of the LAPP requires non-domestic developments of 1,000 sq m or above to achieve a BREEAM assessment of 'Very Good' where viable and feasible.***

***The additional sustainability measures now being proposed for the scheme are welcomed. The commitment to PVs is noted and additional conditions recommended to secure both these and the other sustainability measures referred to above. The BREEAM rating referred to is also welcomed; however, it is recognised that this is only a pre-assessment at this stage so it is recommended that condition 10 of the draft decision be amended to require the more detailed BREEAM assessment be carried out before the development is commenced.***

***Revised condition 10:***

***Prior to the commencement of development, a BREEAM assessment with regards the non-domestic element of the scheme shall be submitted to and approved in writing by the Local Planning Authority, based upon the targeted pre-assessment rating of Excellent.***

***Prior to first occupation of the non-domestic element of the development, verification that the measures required to achieve the approved BREEAM rating have been incorporated within the scheme, shall have been submitted to and approved in writing by the Local Planning Authority.***

***Additional conditions:***

- i) Prior to first occupation of the development, verification that the proposed sustainability measures set out in the 'London Road Nottingham Energy Appraisal & Statement' (ref: 21\_03\_08\_LRN, dated 11.6.2021) have been incorporated within the development, shall have been submitted to and approved in writing by the Local Planning Authority.***
- ii) Prior to first occupation of the development, verification that the proposed photovoltaic (PV) panels have been installed on the building in accordance with the details set out in the letter from Viridis Building Services Ltd dated 18 June 2021, shall have been submitted to and approved in writing by the Local Planning Authority.***

***On this basis, the proposal is in accordance with Policy 1 of the ACS and Policy CC1 of the LAPP.***

**1. Vehicular Access/Egress**

Since the deferral of this item at the May Committee, both the applicant's transport consultants and the Council's Highways team have looked at a possible amendment to the vehicular access/egress arrangements for the development. Specifically they have looked at whether part of Ryehill Street should be made two-way to enable vehicles exiting the site to join Meadows Way and, therefore, reduce travel times for vehicles heading south or entering the Meadows.

***Comment***

***Whilst the positives of this amended arrangement are recognised, this analysis has also identified the possibility of negative side effects regarding pedestrian movements along and crossing Ryehill Street, and concerning vehicles turning right onto Meadows Way.***

***It is concluded that this alternative arrangement maybe possible and is worthy of further consideration, but without a commitment that it should be implemented at this stage. It is also the case that its delivery could not be guaranteed through the planning process alone, with works to the public highway also being subject to a separate consultation and approval process. It is therefore recommended that the matter be addressed with an additional condition, the subsequent approval of which would be delegated to the Director of Planning and Regeneration, as with all other conditions.***

***Additional condition:***

***Notwithstanding the approved drawings and prior to the commencement of development, details of the proposed vehicular access/egress arrangements to/from the development, including consideration being given to part of Ryehill Street being made two-way, shall be submitted to and approved in writing by the Local Planning Authority.***

***The development shall be implemented in accordance with the approved details, including all necessary off-site works within the public highway, prior to first occupation of the development.***

2. Biodiversity

The Council's Biodiversity Officer comments that although the site is of limited ecological value, the ecological survey submitted since the last Committee has a number of shortcomings that require resolution before the necessary conditions can be concluded.

***Comment***

***In light of the above, the Recommendation at 2.1 (a) remains unchanged.***