

PLANNING COMMITTEE

UPDATE SHEET

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

22 November 2023

4a Land Southeast Of Park View Court, Bath Street

Further Responses

City Archaeologist: The cave probe locations and spacings have been agreed, focussing on the area around the historic site of the Red Cow. Caves in this area are most likely to be associated with beerhouses and other drinking establishments, so there is low potential for caves away from the known beerhouses/pubs/inns.

Flood Risk Management Team: Have reviewed the information provided and recommend conditions relating to (i) detailed design and associated management and maintenance plan of surface water drainage, (ii) management of surface water on site during construction of the development, and (iii) pre-occupation verification a verification that the drainage system has been constructed as per the agreed scheme.

Highways: In confirming the recommendation to approve subject to conditions, it is advised that the highway authority will only adopt areas that serve a public utility purpose or provide access. Other areas are to be maintained by the applicant. Details can e resolved through the S38 process. A residents parking scheme will need to be put in place which comes with its own timescales, consultations and processes at cost to the applicant. Travel Packs for each dwelling are required to promote sustainable travel choices so that residents do not own a private car.

The further comments of the City Archaeologist and Highways are noted.

In accordance with the further comments of the Flood Risk Management Team it is recommended that the following conditions are added to the draft planning permission:

- 1. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.*

Reason: To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal,

and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority.

2. *No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority”.*

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase.

3. *Prior to the occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements such as but not restricted to (surface water attenuation devices/areas, flow restriction devices, outfalls)”.*

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.

(Additional Background papers: City Archaeologist, 1.11.23, Flood Risk Management, 16.11.23, Highways, 8.11.23)

4b 8 Clinton Terrace, Derby Road

- 1) Description of proposal altered from –

“Proposed Part Demolition of Existing Offices for a 4 Storey Building (Along With Lower Ground Floor) Block of Flats”

To –

“Demolition of Existing Offices for a 4 Storey Building (Along With Lower Ground Floor) Block of Flats”

- 2) The applicant has advised that the following sustainability measures will be incorporated within the scheme:

- All electric building
- Fabric first approach to exceed Building Regulation requirements by 15%
- PV array - there is approx. 150sqm of flat roof area that can be used.
- EV charging points will be provided.
- Water saving features to be installed to meet the max consumption of 110 litres per person/day
- Power saving lighting system to be installed with sensors in communal areas
- Planting to the front of the site to provide a net gain biodiversity
- Bird and bat nesting features to be incorporated in the building

Comments

For information, no further comment.