

# PLANNING DEPARTMENT

Plymouth City Council, Floor 2, Ballard House,  
West Hoe Road, Plymouth, PL1 3BJ

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## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Thomas

Surname

Hicks

Company Name

University Hospitals Plymouth NHS Trust

### Address

Address line 1

Derriford Road

Address line 2

Crownhill

Address line 3

Plymouth

Town/City

Plymouth

County

Devon

Country

United Kingdom

Postcode

PL6 8DH

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

2545.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Application for a Community Diagnostic Centre (CDC) which will be located on the section of Colin Campbell Court which was demolished in 2022. The building has been designed to be three habitable storeys with an additional top floor which will house most of the mechanical and electrical plant serving the building. The roof of the top floor will have a solar PV array installed on it.

The Plymouth CDC is part of a national programme to deliver new facilities following Professor Sir Mike Richards October 2020 report 'Diagnostics: Recovery and Renewal' which reviewed NHS capacity. It is proposed that the new CDCs are located closer to the communities that they serve and away from the acute hospitals. This allows diagnostic facilities separate from urgent care, thereby reducing the risk of cancellation and improving patient experience.

The Plymouth CDC will serve thousands of patients each year and take pressure away from the busy Derriford site. It will allow for faster diagnosis and treatment through MRI, CT, X-Ray and Ultrasound imaging facilities, Physiological measurement facilities such as echo cardiology and lung function as well as a full Audiology department with multiple treatment and assessment rooms. These diagnostic facilities will be complemented with staff administration, welfare and support services.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

The site is a vacant plot which is hoarded and currently being used by PCC to store rubble.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

The last use of the site was commercial/retail.

When did this use end (if known)?

dd/mm/yyyy

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Traditional brickwork, Brick slips, Rain screen fibre cement cladding

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Granite setts, paving and tarmac

**Type:**

Doors

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Double-glazed/Louvred aluminium finish. Dark grey colour.

**Type:**

Windows

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Double-glazed aluminium finish. Dark grey colour.

**Type:**

Roof

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Reinforced Bituminous Waterproofing Membranes, Metal deck, Photovoltaic panels

**Type:**

Lighting

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Building-mounted lights

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

2258-KTA-XX-XX-D-A-0100-P1\_Existing Block Plan

2258-KTA-XX-XX-D-A-1101-P7\_Proposed CCC Site plan

2258-KTA-XX-XX-D-A-1102-P4\_Proposed CDC Site plan diagram

2258-KTA-XX-XX-D-A-1103-P5\_Proposed CCC Site boundaries

2258-KTA-XX-XX-D-A-1104-P2\_Proposed CCC Planning boundary

2258-KTA-XX-XX-D-A-1105-P2\_Proposed CDC Site plan

2258-KTA-XX-GF-D-A-0200-P9\_Ground Floor Plan

2258-KTA-XX-01-D-A-0201-P8\_First Floor Plan

2258-KTA-XX-02-D-A-0202-P10\_Second Floor Plan

2258-KTA-XX-03-D-A-0203-P9\_Third Floor Plan

2258-KTA-XX-04-D-A-0205-P4\_Roof Plan

2258-KTA-XX-ZZ-D-A-0400-P5\_South & North Elevations

2258-KTA-XX-ZZ-D-A-0401-P7\_West & East Elevations

2258-KTA-CDC-Design and Access Statement

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

60691383-ACM-XX-XX-DR-C-2206-P01

CDC 247-application-form

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

**Vehicle Type:**

Cars

**Existing number of spaces:**

20

**Total proposed (including spaces retained):**

5

**Difference in spaces:**

-15

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake



## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  
 Septic tank  
 Package treatment plant  
 Cess pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes  
 No  
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

11409 - C100 Drainage Layout  
11409 - C103 Offsite SWD Route  
11409 - C120 Typical Drainage Details  
11409 - C123 Road Construction Details  
11409 - C130 SW Manhole Schedules  
11409 - C132 FW Manhole Schedules  
11409 - EWS-01 - Rev P1 External Works Specification  
11409 - IS-C1 ISSUE SHEET

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

If Yes, please provide details:

The central disposal hold space is shown on 2258-KTA-XX-GF-D-A-0200-P9\_Ground Floor Plan

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

If Yes, please provide details:

The central disposal hold space is shown on 2258-KTA-XX-GF-D-A-0200-P9\_Ground Floor Plan

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

128

Part-time

0

Total full-time equivalent

128.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

E(e) - Medical or health services - Except premises attached to the residence of the provider

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

07:00

**End Time:**

19:00

**Saturday:**

**Start Time:**

07:00

**End Time:**

19:00

**Sunday / Bank Holiday:**

**Start Time:**

07:00

**End Time:**

19:00

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Based on the information provided we can broadly support the proposal. We look forward to receive further details as part of a planning application which addresses the points raised above in order to meet the requirements of the allocation policy PLY7 and the other relevant policies of the Local Plan to enable the commencement of the regeneration of the Colin Campbell Court Site and we see this proposal being a development that can act as a catalyst for the wider redevelopment of the allocation site.

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

# Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or  
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

<p><b>Name of Owner/Agricultural Tenant:</b> ***** REDACTED *****</p> <p><b>House name:</b> Ballard House</p> <p><b>Number:</b></p> <p><b>Suffix:</b></p> <p><b>Address line 1:</b> West Hoe Road</p> <p><b>Address Line 2:</b></p> <p><b>Town/City:</b> Plymouth</p> <p><b>Postcode:</b> PL1 3BJ</p> <p><b>Date notice served (DD/MM/YYYY):</b> 14/12/2023</p> <p><b>Person Family Name:</b></p>
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Person Role

- The Applicant  
 The Agent

Title

First Name

Surname

Declaration Date

14/12/2023

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

- KTA Architects Ltd

Date

14/12/2023