

Date 05/01/2024  
BW/EF/155412/Covering Letter

**SUBMITTED VIA THE PLANNING PORTAL**  
**Planning Portal Ref: PP-12711820**

Strategic Planning and Infrastructure  
Plymouth City Council  
Ballard House  
West Hoe Road  
Plymouth  
PL1 3BJ

Dear Plymouth City Council,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**FRACTURE CLINIC/UTC, NORTH WEST QUADRANT, DERRIFORD**  
**DISCHARGE OF CONDITION 4**

On behalf of University Hospitals Plymouth NHS Trust, please find enclosed a discharge of condition application in relation to Conditions 9 & 21 of planning permission ref: **23/00031/FUL10**.

**Condition 4 – CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)**  
**PRE-COMMENCEMENT**

*Prior to the commencement of development, an updated Construction Environmental Management Plan (CEMP) / Code of Practice (CoP) for the whole application site shall be submitted to and approved in writing by the Local Planning Authority.*

*The updated CEMP / CoP must comply with all sections of the Public Protection Service's Code of Practice for construction and demolition sites, with particular regards to the hours of working, crushing and piling operations, control of mud on roads and the control of dust. All sensitive properties surrounding the site boundary shall be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom an enquiry/complaint should be directed.*

*The updated CEMP / CoP should also include measures to protect biodiversity and protected trees as such it should also include:*

- a) A Risk assessment of potentially damaging construction activities.*
- b) Identification of 'biodiversity protection zones'.*

**STRIDE TREGLOWN LTD**  
PROMENADE HOUSE, THE PROMENADE  
CLIFTON DOWN, BRISTOL BS8 3NE  
+44 (0)117 974 3271

**REGISTERED OFFICE**  
PROMENADE HOUSE, THE PROMENADE  
CLIFTON DOWN, BRISTOL BS8 3NE  
REGISTERED IN CARDIFF  
REGISTERED NO: 1748850

STRIDETREGLOWN.COM

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features. This includes the use of protective fences, exclusion barriers and warning signs.*
- e) The times during construction when specialist ecologists need to be present on site to monitor works to ensure compliance with the CEMP/ CoP and the actions that will be undertaken.*
- f) Responsible persons and lines of communication. The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person*
- g) Ongoing monitoring, including compliance checks by competent name person(s) during construction and immediately post-construction. If the development is to be phased, a phase specific CEMP / CoP should be submitted to and agreed by the Local Planning Authority prior to commencement of works for that phase.*

*If phased additional details should be included on:*

- How construction of the next phase will take place. This should include what measures will be put in place to protect public safety, visitors, staff, hospital operational aspects and functions whilst the next phase is taking place.*

*Once approved the development shall be carried out in accordance with those details.*

As part of this application, the following has been provided;

Construction Environment Management Plan Fractures UTC 240203

If you require any further information, please do not hesitate to contact me.

Yours sincerely,



*Ben Wilcox MRTPI  
Associate Town Planner*