



Mr Ben Wilcox  
Stride Treglown  
Norbury Court  
The Millfields  
Plymouth  
PL1 3LL

**Strategic Planning and  
Infrastructure**

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

T 01752 304366

E [planningconsents@plymouth.gov.uk](mailto:planningconsents@plymouth.gov.uk)  
[www.plymouth.gov.uk](http://www.plymouth.gov.uk)

11 August 2023

Dear Sir/Madam

**Town and Country Planning Act 1990**

**APPLICATION** 23/00015/FUL10

**NO:**

**SITE:** Derriford Hospital Derriford Road Plymouth PL6 8DH

**PROPOSAL:** Retrospective application for the erection of temporary (up to 5 years) modular medical facility with associated landscaping and parking.

Please find enclosed the Planning Decision Notice for the above site. This permission relates to the submitted plans which are listed and the development should be carried out in accordance with the details shown unless prior consent has been obtained in writing from the Local Planning Authority. Failure to comply with the approved drawings or to comply with the conditions contravenes the Town and Country Planning Act 1990 and could result in enforcement action being taken.

**CONDITIONS**

Your planning permission may carry conditions. Conditions are included to enable your development proposals to be acceptable. Your Decision Notice will identify whether these conditions will need to be discharged and at what stage in the development stage this is appropriate. Please speak to the case officer if you are unsure. By not discharging your conditions in a timely manner you may come across problems later, for example if you want to sell your property. You may also face an Enforcement investigation from the Council which could result in formal Enforcement action being taken against you. All discharge of planning conditions are by application and do carry a fee.

**BUILDING REGULATIONS**

It is important to note that applications for approval under the Building Regulations are dealt with separately from applications for Planning Permission. You should not commence works until all necessary consents have been obtained. To ascertain if your proposed works require Building Regulations approval or to discuss any Building Regulations issues please call 01752 304343 or go to <http://www.plymouth.gov.uk/planningandbuildingcontrol/buildingcontrolandregulations>

OFFICIAL

## **APPEAL**

If you are aggrieved by a decision to refuse permission or to grant subject to conditions, you can appeal in writing to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BSI 6PN

Or, online at:

Householder Planning Application - <https://www.gov.uk/appeal-householder-planning-decision>

Full Planning Application - <https://www.gov.uk/appeal-planning-decision>

For further guidance on making an appeal, to search for an appeal or general information on the appeal process, please use the below link:

<https://www.gov.uk/government/organisations/planning-inspectorate>

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate at least 10 days before submitting the appeal.

Householder Planning Application

<https://www.gov.uk/appeal-householder-planning-decision>

Full Planning Application

<https://www.gov.uk/appeal-planning-decision>

Planning Appeals (Section 78 of the Town and Country Planning Act 1990).

- Householder appeals must be submitted within 12 weeks of the date of this notice
- Appeals related to shop fronts must be submitted within 12 weeks of the date of this notice
- Advertisement consent appeals must be submitted within 8 weeks of the date of this notice
- All other planning appeals must be made within 6 months of the date of this notice

Certificate of Lawfulness Appeals (Section 195 of the Town and Country Planning Act 1990)

- There is no time limit for submission of an appeal.

Listed Building Consent Appeals (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990).

- Appeals must be made within six months of the date of this notice.

If the local planning authority has failed to determine an application for express consent to display an advertisement or an appeal is being made against the grant of consent subject to conditions to which the applicant objects.

- within 6 months from the date on the decision notice, or within 6 months from the expiry of the period which the local planning authority had to determine the application.

For more information on the permitted timeframes for submitting an appeal, guidance is available online on the below link:

<https://www.gov.uk/guidance/appeals>

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### **COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Planning Inspectorate on appeal or on reference to the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

### **CONTACT DETAILS**

If you have any enquiries please do not hesitate to contact **Ms Marie Stainwright** on **01752 305188**.

Yours faithfully

A handwritten signature in black ink that reads "K. Graham". The signature is written in a cursive style with a large initial "K" and a clear surname "Graham".

Strategic Planning and Infrastructure

**Dated: 11 August 2023**

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



### Town and Country Planning Act 1990 Planning (Listed Building & Conservation Areas) Act 1990

In correspondence please quote application number: **23/00015/FUL10**

**APPLICANT:** University Hospitals Plymouth NHS Trust

**SITE:** Derriford Hospital Derriford Road Plymouth PL6 8DH

**PROPOSAL:** Retrospective application for the erection of temporary (up to 5 years) modular medical facility with associated landscaping and parking.

Under the provision of the above act, Plymouth City Council hereby grants permission to carry out the development described in your application dated **27 January 2023**,

The development hereby permitted shall be carried out in accordance with the following conditions;

#### I **CONDITION: APPROVED PLANS**

The development hereby permitted shall be carried out in accordance with the following approved plans:

Typical Wall Build Up Standard 65mm Brick Tile WBR-CM-SFS-65-S01  
received 05/01/23

Intermediate Floor Slab Detail WBR-CM-SFS-65-S10 received 05/01/23

Parapet Detail WBR-CM-SFS-65-S11 received 05/01/23

Typical Wall Build Up Standard 65mm Brick Tile WBR-CM-SFS-65-P01  
received 05/01/23

External Corner WBR-CM-SFS-65-P02 received 05/01/23

Internal Corner WBR-CM-SFS-65-P03 received 05/01/23

Window Jamb with Flashing Profile WBR-CM-SFS-65-P04 received 05/01/23

Site Location Plan I55556-STL-XX-ZZ-DR-A-09001 Rev PL-PL03 received  
05/01/23

Proposed Site Plan I40490-IBI-WS-XX-M2-A-700-0001 Rev P03 received  
05/01/23

Proposed Site Parking Changes I40490-IBI-WS-XX-M2-A-700-0004 Rev P01  
received 05/01/23

Proposed Plant Room I40490-IBI-XX-XX-EL-A-200-0002 Rev P01 received  
05/01/23

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



Gross Internal Area Plans I40490-IBI-XX-XX-PL-A-200-0101 Rev P01 received 05/01/23  
External Wall Study I I40490-IBI-XX-XX-XX-A-251-0001 Rev P01 received 05/01/23  
3.9m Access Ladder Sheet I/I Rev VI received 05/01/23  
W6 Walk-In GRP Enclosure RMI609 Rev A received 28/06/23  
General Arrangement Plan I55556-STL-XX-ZZ-DR-L-1000 received 05/07/23  
Derriford Maternity Car Park Modular Ward Proposed Elevations I40490-IBI-XX-XX-EL-A-200-0001 Rev P06 received 26/06/23  
DMCP Bridge Link to LI I40490-IBI-WB-XX-SE-A-200-0021 Rev P02 received 26/06/23  
Roof Plan I40490-IBI-WB-XX-PL-A-240-0001 Rev C3 received 26/06/23  
Parking Location at Ship - Proposed Car Parking Plan ASI9.85.L.01.10.200305.sk1 Rev P3 received 22/05/23  
Morlaix Drive Vehicle Exit ACM-60691383-XX-CP-SK-0005 received 12/07/23  
Roof External Services Layout M5232-DSSR-X-02-DR-E-60001 Rev P2 received 23/05/23  
Plan and Elevations of Proposed Canopy 8431 GA-01 Rev A received 30/05/23  
Orchard Layout Plan I55556-STL-XX-XX-DR-L-ZZ-SK003 received 06/06/23

### Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

## 2 **CONDITION: COMPLIANCE WITH APPROVED DOCUMENTS**

All works shall be carried out in accordance with the following submitted documents:

- o Derriford Hospital Maternity Unit Bat Survey dated November 2022 by Land & Heritage
- o Preliminary Ecological Appraisal Extended Phase I Survey dated November 2022 by Land & Heritage
- o Tree Protection Plan dated November 2022 by Land & Heritage
- o Acoustics - Noise Impact Assessment For Planning - Revision 02 dated May 2023 by Hoare Lea.

And the recommendations therein except where they have been updated in subsequent plans.

### Reason:

To ensure the proposal is carried out appropriately and in accordance with Policies DEV1, DEV 2, DEV 26, DEV 28 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019).

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



### 3 **CONDITION: TEMPORARY CONSENT (FIVE YEAR CONSENT)**

The building hereby permitted shall be removed and the land restored to its former condition (car parking) within five (5) years from the date of this decision, unless otherwise agreed in writing by the Local Planning Authority.

All works to restore the land to its former condition shall be carried out to the site immediately after the building's removal.

Reason:

In the opinion of the Local Planning Authority the temporary use to which this permission relates will by the said date have fulfilled its required purpose, in line with policy DEV20 of the Plymouth & South West Devon Joint Local Plan (Adopted 2019) and the National Planning Policy Framework.

### 4 **CONDITION: RETURNING LAND USE**

Notwithstanding Condition 3 above prior to the restoration of the land to a car park, a drainage strategy for the car park use shall be submitted to and approved in writing by the Local Planning Authority.

Once approved the works shall be carried out in accordance with those details prior to first use as a car park.

Reason:

To ensure appropriate drainage is in place, to avoid flood risk and to comply with Policy DEV35 of the Plymouth & South West Devon Joint Local Plan (Adopted 2019) and the National Planning Policy Framework

### 5 **CONDITION: REPLACEMENT CAR PARKING**

#### NO LATER THAN SIX (6) MONTHS

No later than six (6) months from the date of this decision, details (including a delivery programme) of those measures that shall be implemented in order to mitigate for the loss of any car parking spaces hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

Such measures shall include (but not be limited to) off-site car parking, marking of spaces on the NWQ and the promotion of the use of sustainable modes of travel through a Travel Plan.

Any changings to the NWQ parking area shall also include details and information relating to:

# PLANNING DECISION NOTICE



## GRANT OF PLANNING PERMISSION

- o Tree constraints Plan
- o Arboricultural Method statement
- o Tree Protection plan

Once approved the measures shall be delivered by the applicant in accordance with the approved delivery plan.

Reason:

To enable vehicles used by hospital staff to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019).

### 6 **CONDITION: WOODLAND RESTORATION STRATEGY & BIODIVERSITY NET GAIN**

#### WITHIN 3 MONTHS

Within three (3) months of the date of this decision a Woodland Restoration Strategy addressing restoration of the woodland area as shown on Figure 15, page 28 of Preliminary Ecological Appraisal (November 2022) to deliver 10% biodiversity net gain shall be submitted to and approved in writing by the Local Planning Authority.

The Woodland Restoration Strategy shall include the following.

- a) Purpose and conservation objectives for achieving the 10% net gain
- b) Review of site potential and constraints.
- c) Detailed design(s) of woodland restoration
- d) Working method(s) to implement design(s)
- e) Extent and location/area of proposed works on appropriate scale maps and plans.
- f) Type and source of materials to be use where appropriate, e.g. native species of local provenance.
- g) Timetable for implementation
- h) Body responsible for implementing the works.
- i) Details of initial aftercare during the establishment period (5 years)
- j) Details for disposal of wastes arising from works.

The Woodland Restoration Strategy shall be prepared in sufficient detail to act as a specification enabling the chosen contractor to tender for and implement the works.

The woodland restoration as set out in the approved Strategy shall be completed in accordance with the timetable for implementation and in

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



accordance with the approved Strategy.

All features (Woodland and BNG) shall be maintained for a minimum of 30 years from date of this consent.

### Reason:

To ensure that future long term management of BNG features is secured to protect and enhance ecology and biodiversity on the hospital site for the next 30 years and to comply with Policies DEV20, DEV23, DEV26 & DEV28 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019) and Government advice contained in the National Planning Policy Framework 2021.

## 7 **CONDITION: LANDSCAPE DETAILS**

### PRE- RELEVANT WORKS

Prior to any landscaping works related to the building and as approved in this consent full details of the landscape works shall be submitted to and approved in writing by the Local Planning Authority.

This shall include the landscaping to the building and the planting of trees in the Orchard.

The landscape works shall accord with the approved DEFRA BNG Metric and shall include the planting of 12 fruit trees in the orchard in accordance with approved plan number SK003.

The landscape works shall include:

#### i. Soft landscape details:

- a. Full soft landscape specification; plant species and size (to HTA standards), soil/, planting spec and establishment care.
- b. The arrangement of proposed soft landscape elements and soil layouts/elevations (min 1:200 scale). Plans should include a planting schedule for reference.
- c. Planting details (1:20 scale or as appropriate) including (but not limited to) tree pits,

#### ii. Hard Landscape Details: to provide:

- a. Drawings identifying the arrangement of proposed hard landscape elements including (but not limited to) footpath surfacing materials, edging, street furniture (including bins), steps and boundary treatment materials (min 1:200 scale)
- b. Plans should include a specification of the hard landscape materials (e.g. paving materials, steps and edging), street furniture and any boundary treatments.



# PLANNING DECISION NOTICE



## GRANT OF PLANNING PERMISSION

- c. Hard landscape details (1:20 scale or as appropriate) including (but not limited to) footpath construction, steps, seating and edging.

All landscape works shall be carried out in accordance with the approved details and within three (3) months of the date of this decision. Any dead or defective planting shall be replaced with a period of 5 years.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with JLP policy DEV20, DEV23 & DEV27 and Paragraph 130, 131 & 134 of the National Planning Policy Framework 2021.

### 8 **CONDITION: SEDUM ROOF**

#### WITHIN 3 MONTHS

Within three (3) months of the date of this decision, full details of the planting mix for the sedum roof shall be submitted to and approved in writing by the Local Planning Authority.

Once approved the sedum roof shall be planted within three (3) months of the date of this decision and shall thereafter be maintained for the life of the building.

Reason:

To increase biodiversity and to comply with Policy DEV26 of the Plymouth and Southwest Devon Joint Local Plan (Adopted 2019).

### 9 **CONDITION: PROVISION OF BAT BOXES**

#### PRE-OCCUPATION

Notwithstanding the details submitted, prior to occupation of the building Four (4) bat boxes shall be sited in and around the hospital complex. These should be placed in areas where bats are known to frequent and away from brightly lit areas.

Once installed, and prior to occupation of the building a plan shall be submitted to the Local Planning Authority showing the location of the bat boxes. The bat boxes shall thereafter be maintained and retained in perpetuity.

Reason:

To increase biodiversity and to comply with Policy DEV26 of the Plymouth and Southwest Devon Joint Local Plan (Adopted 2019).

### 10 **CONDITION: LANDSCAPE ECOLOGICAL MANAGEMENT PLAN**

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



### PRE- RELEVANT WORKS

Prior to any landscaping works related to the building and as approved in this consent a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management for both the landscape elements and the biodiversity features.
- d) Prescriptions for management actions to achieve aims and objectives
- e) Preparation of a works schedule (including annual work plan capable of being rolled forward over a 5 year period).
- f) Body or organisation responsible for implementation of the plan.
- g) Detailed monitoring strategy and mechanism to introduce adaptive management where necessary (i.e. contingencies).

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(s) responsible for its delivery. This should be for a period of at least a 30 years. The plan shall also set out circumstances where adaptive management will be introduced where the results from monitoring show that conservation aims and objectives of the LEMP are not being met.

The LEMP will be implemented in accordance with the approved details.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest and to ensure that satisfactory landscaping works are carried out, in accordance Policies DEV20, DEV23 & DEV26 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019) and Government advice contained in the National Planning Policy Framework 2021.

## II **CONDITION: MOTORCYCLE SPACES**

### PRE-OCCUPATION

Prior to the occupation of the building details regarding the relocation of the motorcycle parking spaces (as referenced in paragraph 5.6 of the submitted Transport Statement) shall be submitted to and approved in writing by the Local Planning Authority.

Once approved the motorcycle spaces shall be provided within two months of the approved plans and thereafter retained.

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with the Plymouth and Southwest Devon Joint Local Plan (Adopted 2019).

### 12 **CONDITION: EMERGENCY DROP-OFF PROVISION**

#### PRE-OCCUPATION

The building shall not be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority

- o The details regarding the management and enforcement measures for the emergency drop-off spaces

Once approved the management of those spaces shall be provided in accordance with those details and thereafter not be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019).

### 13 **CONDITION: ELECTRICAL VEHICLE CHARGING PROVISION**

#### PRE-OCCUPATION

Prior to the occupation of the building a strategy detailing the provision and location of three (3) additional electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority

The electric charging points will be dedicated freestanding weatherproof standard charging points

Once approved the electrical vehicle charging points be installed within three (3) months of the date of this decision and shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote sustainable modes of transport in accordance with Policy DEV29 of the Plymouth and South West Joint Local Plan (Adopted 2019).

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



### 14 **CONDITION: CYCLE PROVISION**

#### WITHIN 3 MONTHS

Within three (3) months of the date of this decision the following details shall be submitted to and approved in writing by the Local Planning Authority.

- o The number of cycle spaces to be provided
- o Details of the cycle stand or stands
- o Details of how the cycle area / store will be lit, secured, covered and accessible

Once approved the cycle provision shall be provided in accordance with those details within three (3) months of the date of this decision.

The secure area for storing cycles shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

#### Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019).

### 15 **CONDITION: REPLACEMENT ACCESSIBLE PARKING SPACES**

#### PRE-OCCUPATION

Prior to the occupation of the building, details and the location of the replacement disabled parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

Once approved the disabled parking spaces shall be provided prior to the occupation of the building and shall thereafter be retained for that purpose.

#### Reason:

In order to replace needed accessible parking space and in accordance with Policies DEV1 and DEV29 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019).

### 16 **CONDITION: TRAVEL PLAN**

#### WITHIN 3 MONTHS

Within three (3) months from the date of this decision an updated Travel Plan for Derriford Hospital shall be submitted to and approved in writing by the Local

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



Planning Authority. The said updated Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas along with an updated car parking management strategy; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation.

The Travel Plan shall be implemented from the date of its approval.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019).

### 17 **CONDITION: EXTERNAL LIGHTING**

#### PRE-OCCUPATION

Notwithstanding the information submitted and prior to the occupation of the building a revised lighting strategy shall be submitted to and approved in writing by the Local Planning Authority.

The lighting strategy shall demonstrate that a dark area (>0.45lux) will be retained along the woodland edge as shown in the Mitigation Section (pages 27-29 of the Land & Heritage Bat Survey dated November 2022).

The strategy should include the production of a lighting plan and details of monitoring to ensure that this level of light is maintained so long as the development remains in existence.

Once approved the lighting shall be installed prior to the occupation of the building and thereafter retained.

Reason:

To ensure an acceptable lighting design for the scheme which is appropriate in design and safety terms and protects feature important for biodiversity and the species that use them in accordance with Policies DEV20-22, DEV26 and DEV28 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019) and advice contained in the National Planning Policy Framework

### 18 **CONDITION: RENEWABLE ENERGY**

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



### WITHIN 3 MONTHS

Within three (3) months from the date of this decision the applicant shall provide to the Local Planning Authority a report for approval identifying how a minimum of 20% of the carbon emissions for which the development is responsible will be off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

The 20% Carbon savings shall be provided in accordance with the approved details within three (3) months of the date of this decision, and thereafter retained and used for energy supply for so long as the development remains in existence.

#### Reason:

To ensure that the development incorporates onsite renewable energy production equipment or other measures to off-set at least 20% of predicted carbon emissions for the development in accordance with Policy DEV32 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019) and relevant Central Government guidance contained within the National Planning Policy Framework 2021

## 19 **CONDITION: SIGNAGE STRATEGY**

### WITHIN 3 MONTHS

Within three (3) months from the date of this decision a signage and wayfinding strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The said Strategy will consider the direction of movements to and from the building from all entrances and by all modes of transport, including walking and cycling.

Any signage will be implemented in accordance with the approved signage strategy and within three (3) months of the date of this decision. The signage and wayfinding shall be permanently retained as such unless an alternative strategy is agreed in writing.

#### Reason:

To ensure that the signage is in keeping with the appearance of the proposed building in accordance with Policies DEV20 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019) and paragraphs 130 and 136 of the National Planning Policy Framework 2021

## 20 **CONDITION: MATERIALS MAINTENANCE SCHEDULE**

### WITHIN 3 MONTHS

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



Within three (3) months from the date of this decision the applicant shall submit to the Local Planning Authority for approval a management plan for the external maintenance of the building. The said management plan will provide details relating to how all external materials shall be maintained in a good, clean condition and appearance as long as the building remains on the site and how any problems with corrosion, discolouration, weathering or other defects will be rectified promptly.

The building shall be operated in accordance with the plan from the date of its approval.

### Reason:

To ensure that the appearance of the buildings remains satisfactory throughout their lifetime and that the buildings are in keeping with the standards of the vicinity in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019) and advice contained within the National Planning Policy Framework 2019.

## 21 **CONDITION: CAR PARKING - OFF SITE**

### COMPLIANCE

Prior to commencement, the offsite car park for the provision of 100 spaces shall be in operation for use by the University Hospital Plymouth (UHP) at the Western Morning building known as The Ship. These spaces shall be controlled and managed by the UHP as set out in the Derriford Interim Car Parking Strategy Version 3 dated July 2023 and shall be for use by the UHP.

The use of such spaces will continue until such time as a scheme for alternative parking for that number of spaces has been identified and secured.

### Reason:

To enable vehicles used by hospital staff to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019).

## 22 **CONDITION: ROOF AND ELEVATIONS PLANT AND EQUIPMENT**

### COMPLIANCE

Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further plant, equipment or other accretions shall be added to roof or elevations of any of the buildings hereby permitted without the prior written consent of the Local Planning Authority (any

# PLANNING DECISION NOTICE

## GRANT OF PLANNING PERMISSION



application for which will be expected to demonstrate the visual impact of such equipment).

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policies DEV20 of the Plymouth and South West Devon Joint Local Plan (Adopted 2019) and paragraphs 130 and 135 of the National Planning Policy Framework 2019.

## INFORMATIVES

### 1 **INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

### 2 **INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework, the Council has worked in a positive and pro-active way with the Applicant including pre-application discussions and has negotiated amendments to the application to enable the grant of planning permission.

### 3 **INFORMATIVE: CODE OF PRACTICE**

During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working. Demolition or construction works shall not take place outside: 08:00 hours to 18:00 hours Mondays to Fridays; 08:30 hours to 13:00 hours on Saturdays; nor at any time on Sundays or Bank Holidays.

### 4 **INFORMATIVE: ADVERTISING**

This permission does not give or imply any consent for the advertising material shown on the approved plans. Such advertising is controlled under the Town and Country Planning (Control of Advertisements) Regulations 2007 and the applicants should obtain any necessary consent separately.



# PLANNING DECISION NOTICE



## GRANT OF PLANNING PERMISSION

### 5 **INFORMATIVE: CYCLE STORE**

In relation to Condition 14 above, the cycle store should be accessible, well with a secure gate. The area where the bikes are stored should be covered in accordance with section 8 of the Council JLP SPD.

### 6 **INFORMATIVE: ORCHARD PLANTING**

In relation to condition 7 the approved trees to be planted in the orchard should be fruiting/flowering trees due to their beneficial qualities for the local biodiversity.

### 7 **INFORMATIVE: PROVISION OF BAT BOXES**

In relation to condition 9 the required bat boxes could be located around the pond area to the south of the hospital campus.

Yours faithfully

*K. Graham*

Strategic Planning and Infrastructure

**Dated: 11 August 2023**

Your experience of the planning process is important, Plymouth City Council are always looking for ways to improve customer service. We may get in touch with you to find out about your experience once you have a decision on your application.