

Daniel Thorning
Plymouth City Council
Ballard House
West Hoe Road
Plymouth PL1 3BJ

104 St. John Street
London EC1M 4EH


centroplan.co.uk

24.4.24

Dear Daniel,

PROPOSED REDVELOPMENT OF BRICKFIELDS RECREATION GROUND, MADDEN ROAD, PLYMOUTH, PL1 4NE

On behalf of our client, Plymouth Argyle Football Club and Plymouth Argyle Football in the Community Trust, we hereby submit an application under Section 96a of the Town and Country Planning Act 1990 for a non-material amendment following the grant of planning permission 23/01622/FUL, granted on 26th March 2024. The consented development is described as follows:

“Demolition of 2x existing ancillary buildings and removal of the existing artificial pitch. Provision of a new football youth academy building and 4x grass and artificial pitches, with floodlighting and a spectator stand, a covered artificial pitch, multi-use games zone, ancillary buildings, improvements to existing facilities and associated landscaping works”

In support of this application, we enclose the following documents:

- Application Form
- This Covering Letter
- Site Location Plan

This Section 96a application relates to Conditions 3, 6, 9 and 10, which are worded as follows:

3 Development shall not commence until an Employment and Skills Plan has been submitted to and approved in writing by the Local Planning Authority. The Employment and Skills Plan should demonstrate how local people and local businesses will benefit from the development in terms of job opportunities, apprenticeship placements, work experience opportunities, business supply chain opportunities and other employment and skills priorities. The Employment and Skills Plan should cover demolition, groundworks and the construction phases of the development.

The development shall be carried out in accordance with the approved Employment and Skills Plan unless a variation to the strategy is agreed in writing in advance by the Local Planning Authority.

Reason:

To ensure that local people and businesses benefit economically and to create job opportunities to comply with Policy DEV19 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework (2023).

Justification: To ensure that the plan is in place to ensure that local people and businesses have the opportunity to partake in development from its outset.

6 No works shall commence on-site until the applicant has undertaken a highway dilapidation survey in consultation with the Local Highway Authority. The survey shall provide a photographic record of the existing condition of all highway infrastructure adjoining the site which will be impacted upon through the construction activities associated with the development hereby approved. This shall also include routes to and from the site being used by construction traffic.

Reason:

To ensure that any damage to the existing highway infrastructure arising from the construction of the proposed development is properly recorded and addressed by the developer on completion of the works in the interests of the safety of all users of the highway in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019).

Justification: Necessary to prevent the existing highway network serving the site from being unduly damaged and repaired as required.

9 Prior to commencement of any development (including demolition, ground works and, vegetation clearance), a Construction Environmental Management Plan (Biodiversity) (CEMP Biodiversity) should be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict adherence to approved details, which shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones.'
- c) Practical measures (both physical measures and sensitive working practices) to avoid or minimise impacts on biodiversity 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, warning signs and non-native invasive species protocol.
- e) The times during construction when specialist ecologists need to be present on site to monitor works to ensure compliance with the CEMP Biodiversity, and the actions that will be undertaken (including mitigation, compensation and enhancement purposes).
- f) Responsible persons and lines of communication, including 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.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest in accordance with policies SPT12 and DEV26 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework (2023).

Justification: necessary to protect ecology from harm during construction of the development.

All of these conditions are worded as pure pre-commencement conditions. The other pre-commencement conditions are worded to allow tree removal to be carried out in advance of their

discharge. The present application would not materially impact the consent and would simply allow for tree removal to be carried out prior to the discharge of conditions 3, 6, 9 and 10, in line with the other pre-commencement conditions. Hence, the application should be approved.

The application fee of £293 has been paid. We look forward to receiving confirmation that the application is valid.

Yours sincerely



Tarun Cheema
Senior Planner
Centro Planning Consultancy