



TREGARTHEN'S

Tregarthen's Hotel

Supporting Planning Statement s73 application
October 2016

JACKSON PLANNING

Tregarthen's Hotel

JPL Ref:

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Date of Issue:

P/16/055/FUL

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I. Introduction

- I.1 This statement supports the s73 Planning Application to vary some of the conditions associated with for the partial redevelopment of Tregarthen's Hotel, Hugh Town, St Mary's granted consent on 12th August 2015 under reference P/16/055/FUL.
- I.2 This statement sets out all the planning justifications for this proposal to vary some of the planning conditions.
- I.3 The approval gave consent for the following development.
- I.4 *"Demolition of 3 number lower ground floor hotel bedrooms, and replacement with 6 number C3 use class dwelling units for restricted holiday letting. Change of use of staff accommodation block to 2 number C3 use class dwelling units for restricted holiday letting and formation of pitched roof with stone clad chimney, to replace flat roof. Alterations to external facade of staff block including new windows, doors and cladding, demolition of chimney to former boiler. New pitched roof above dining room over existing flat roof. Partial demolition of flat roofed hotel lobby area and replacement with new entrance to hotel. Installation of green roof over flat roof to hotel lounge. Landscaping works to form outdoor dining terraces on former hotel garden and re-profiling of garden. Installation of ground source heat pump/loop, solar panels on flat roof, break tank for foul sewage. Partial demolition of wall to car park and rebuilding at cill height. Demolition of garage and store and replacement with gas bottle store. (Re-submission) (Amended plans)".*
- I.5 The applicant for this current application is Tregarthen's Hotel Ltd.
- I.6 The approach to the approved scheme was to devise a heritage-led sustainable solution that responded to the earlier assessment of potential heritage impact; this proved an appropriate response and gained consent. This current application is driven by the need to carefully plan redevelopment to avoid impact on the operation of the hotel during the main tourist season and to reflect funding arrangements for the project post Brexit.
- I.7 The planning application is seeking to vary the conditions to allow phased development with a commensurate phased level of information approved at each stage of the scheme.

2. Planning Policy

National Planning Policy Framework (NPPF)

- 2.1 The National Planning Policy Framework ('NPPF') was introduced in March 2012 as a key output resulting from the Government's Plan for Growth agenda. It sets out national planning policies for England and how these are expected to be applied to proactively drive sustainable development and growth and to boost significantly the supply and delivery of new housing.
- 2.2 The 'golden thread' of sustainability was the major change introduced by the NPPF with a presumption in favour of sustainable development.
- 2.3 The framework (NPPF) is intended to be read as a whole but the sections of particular relevance are as follows.
- 2.4 Section 1 of the NPPF supports sustainable economic growth.
- 2.5 Section 7 of the NPPF deals with design. Paragraph 56 states: "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. .
- 2.6 Section 11 of the NPPF deals with conserving the Natural Environment, the aim is to ensure that development contributes to conserving and enhancing the natural environment.
- 2.7 Section 12 deals with conserving and enhancing the Historic environment it seeks to conserve heritage assets in a manner appropriate to their significance.

NPPG

- 2.8 Planning guidance has been adopted in order to guide the application of the NPPF. This is extensive guidance covering many topics. The most critical to the consideration of this application is in relation to conservation of heritage assets in a manner appropriate to their significance as a core planning principle.
- 2.9 The guidance is useful in relation to assessing the degree of harm. It states that substantial harm is a high bar, which may not arise in many cases and while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm only be at a level where a development seriously affects a key element of an assets special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Local Development Framework

- 2.10 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

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- 2.11 The Development Framework is a term to include all the plans that make up the development plan. In this case there are both adopted and emerging plans.

Adopted Plans

- 2.12 The Isles of Scilly Council is the Local Planning Authority for the Isles and is a unitary authority. It adopted its current **Local Plan 2005**. Relevant saved policies relating to this application are as listed below. However the plan is essentially 'time expired' in relation to compliance with the NPPF. The policies of the adopted plan lack compliance with the NPPF as they do not address the presumption in favour of sustainable development, they do not contain the balancing considerations and therefore only limited weight can be afforded to them and the NPPF prevails.
- Isles of Scilly Local Plan Policy 1 (Environmental Protection)
 - Isles of Scilly Local Plan Policy 2 (Sustainable Development)

Designations

- 2.13 AONB

- 2.14 Conservation Area

Emerging Plans

- 2.15 Isles of Scilly Council confirmed the preparation of a replacement Local Plan. The Council are in the early stages of preparing the new Local Plan for the area, but have yet to produce draft policy which requires any weight of consideration in the planning balance.

Supplementary Planning Documents

- 2.16 The **Isles of Scilly Design Guide** was approved in 2006 to complement the Local Plan and the **AONB Management Plan**.
- 2.17 The **'Cornwall and Scilly Urban Survey: Historic Characterisation for Regeneration Hugh Town 2003'** (Kirkham, 2003) has also been published, which provides an in-depth assessment of the historic character of Hugh Town, in order to help guide development decisions in relation to the historic environment.

The Garrison Conservation Plan

- 2.18 The importance of the visibility and setting of the Garrison Wall, and the adverse impact of new development on its significance and public value, is highlighted in the site's Conservation Plan (*The Garrison, St Mary, Isles of Scilly: Conservation Plan*, English Heritage and Cornwall Council, October 2010). This is a live plan produced by a stakeholder group, with the Council of the Isles of Scilly and the Isles AONB as principle consultees. The *Plan* specifically singles out the problem of intrusive development, including around Tregarthens.

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- 2.19 The *Plan* (pp 34-5) notes that: 'The Garrison walls are a dominant feature of the landscape and seascape and can be seen from the modern town, architecturally, the walls contribute greatly to the richness of the historic environment of St Mary's and Hugh Town.'
- 2.20 'the character and integrity of the historic elements and aesthetic qualities of the Garrison have undoubtedly been eroded by the masking effect of the development which has taken place immediately in front of the curtain wall, and the half dozen modern bungalows immediately behind the curtain wall.'
- 2.21 In section 4 '**Threats to the monument**', under paragraph 4.1.3 '**Inappropriate development**', the *Plan* notes:
- 2.22 'Comprehensive planning controls now exist to regulate development on the Isles of Scilly. These controls will ensure that inappropriate planning decisions such as the extension to the Tregarthen's Hotel that almost abuts the Garrison wall and also the line of the three-storey flats that obstruct the north-eastern side of the Garrison will no longer occur.'
- 2.23 5.4 *Communal* 'Policies that seek to retain historic communal significance and preserve and enhance the relationship between the Garrison and Hugh Town should be encouraged; this includes preserving and improving the setting and avoiding inappropriate development.'

3. Variation of Planning Consent Application P/16/055/FUL

3.1 The grant of the above consent has set the framework for a phased introduction of the approved scheme of works.

3.2 The proposed phasing submitted in support of this application is as follows:

1. Phase 1 – October 2016-March 2017

- a. Refurbishment of existing rear single storey staff block and formation of goods access
- b. Conversion of two-storey staff block to self-catering units 7+8 including external changes

2. Phase 1b) – April – September 2017

- a. Internal First Fix, Second Fix and decorate units 7+8
- b. First occupation of units 7+8

3. Phase 2 –October 2017 –March 2018

- a. Excavation of site for units 1 – 6 to form development platform and construction of sub-structures and temporary support to north elevation of hotel
- b. Partial demolition of frontage wall to car park
- c. Contouring of spoil to create 'dining terrace' garden + surface drainage works
- d. Planting and hard landscaping of garden terrace

4. Phase 3 - October 2018 – March 2019

- a. Construct units 4-6 (all external works)
- b. Install and commission foul Sewer Break tank
- c. Install and commission ground source heat pump (GSHP)
- d. Pitched roof over units 7+8

5. Phase 3b)-April –September 2019

- a. Internal First Fix, Second Fix and decorate units 4-6
- b. First occupation of units 4-6

6. Phase 4 –October 2019 – March 2020

- a. Construct units 1-3 (all external works)

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- b. Commission solar PV array

7. Phase 4b)-April –September 2020

- a. Internal First Fix, Second Fix and decorate units 1-3
- b. First occupation of units 1-3

8. Phase 5 October 2020- March 2021

- a. Revised Entrance to Hotel from Garrison Hill
- b. Green roof over flat roof to Hotel lounge
- c. Pitched roof to west end of dining room

Pre Application Advice

- 3.3 Correspondence between the agent and the officer confirmed that the best way forward to revise the conditions to suit the construction operation. Appendix I to this statement is the exchange between the officer and agent in relation to the proposed changes.

4. The Proposal

Variation of Conditions C2, C4, C6, C7, C8, C9 and C10

- 4.1 The application seeks to vary the above conditions, which include some minor changes to the scheme secured through a change to condition C2.
- 4.2 The section below considers the conditions as imposed, the proposed variation and the justification for that change.

Proposed revised wording (removed text shown with ~~striketrough~~, added text in *italics*)

- 4.3 **C2** The development hereby permitted shall be carried out in complete accordance with the details shown on the approved submitted plans including:

- Proposed terraced garden layout, drawing number: 622-A3_03 dated Jun 16
- Demolition Plan, drawing number: 1156/PL02 date stamped 09 Jun 2016
- Proposed site plan, drawing number: 1156/PL03 ~~rev B date stamped 13 Jul 2016~~ *rev C dated October 2016*
- Proposed lower level, drawing number: 1156/PL04 rev A date stamped 02 Aug 2016
- Proposed ground level, drawing number: 1156/PL05 rev A date stamped 02 Aug 2016
- Proposed upper level, drawing number: 1156/PL06 rev A date stamped 02 Aug 2016
- ~~Proposed roof plan, drawing number: 1156/PL07 rev B date stamped 02 Aug 2016~~
Revised Proposed roof plan drawing number PL07 dated October 2016
- Proposed sections 1&2, drawing number: 1156/PL10 rev A date stamped 02 Aug 2016
- Proposed sections 3, 4 & 5, drawing number: 1156/PL11 ~~rev B date stamped 13 Jul 2016~~ *rev C dated October 2016*
- Proposed elevations 1 of 2, drawing number: 1156/PL12 ~~rev B date stamped 13 Jul 2016~~ *rev C dated October 2016*
- Proposed elevations 2 of 2, drawing number: 1156/PL13 ~~rev B date stamped 13 Jul 2016~~ *rev C dated October 2016*

These are signed and stamped as APPROVED

Justification

- 4.4 The proposal seeks to substitute plans as set out above; these are for the front staff block. The revised plan shows a flat roofed solution to the front staff block. The limitations of time prevent the construction of the pitched roof during the winter period October 2016- March 2017, which is the most difficult in terms of weather conditions on the Island. Other external works to the facades can be completed during this period, with internal fit-out taking place throughout the year until completion. It is anticipated that units 7 and 8 would

be converted to holiday cottages by the end of Summer season 2017. Once complete this will provide financial security and income for the next phase of works.

- 4.5 The proposal also seeks approval of a revised phasing plan, which informs the submission of details to discharge condition C6, C7, C8, C9, C10.

Proposed revised wording (removed text shown with ~~striketrough~~, added text in *italics*)

- 4.6 **C4 All works involving external construction machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays and 09:00 and 17:00 hours on Sundays. There shall be no works involving external machinery on a ~~Sunday or Public or Bank Holiday~~.**

Justification

- 4.7 The rationale behind this is based on the practicality of working on the island. Given that equipment for construction will need to be shipped over from the mainland it is not practical for the very short building period during the winter months, when daylight is restricted, with the worst weather conditions to leave equipment idle. The construction teams must make the best of the limited window of opportunity they have to use equipment hired in to carry out specific tasks.
- 4.8 The contractors will be instructed to work with respect to neighbours, however, there are controls available to the Council under Environmental Protection legislation should additional control be required. Therefore the impact of the change to the condition is only minor in nature given the ability of the Council to ultimately control this aspect of the construction.

Proposed revised wording (removed text shown with ~~striketrough~~, added text in *italics*)

- 4.9 **C6 Prior to the commencement of *each phase* of the development, *as set out in the approved phasing schedule* ~~hereby approved~~, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used *in each phase before the commencement of each phase*, shall be made available on site for inspection, and subsequent written approval, by the Local Planning Authority. The development shall then be carried out in accordance with the approved details only and be retained as such thereafter.**

Justification

- 4.10 Given the complexities of the site and the need to keep the Hotel operational between April and September the applicant intends to complete the construction of the scheme in small

phases. Approval of samples of materials for each phase can be approved in advance of each particular phase rather than up front for the whole scheme. The reason for this is because of the availability and price sensitivity of products, which will change over the life of the implementation of the project. The Council will be able to control the quality of materials used in the scheme over the entire life of the development, so the final outcome would be the same as if the condition were to remain as originally imposed.

Proposed revised wording (removed text shown with ~~striketrough~~, added text in *italics*)

- 4.11 **C7 Prior to the commencement of ~~the development~~, *Phase 3* hereby approved *in the phasing plan*, precise details of make/model and capacity of a foul drainage break tank and a potable water break tank including details and specification of grease traps, the position and finished levels and the control mechanisms (for foul discharge timings) shall be submitted to and approved in writing by the Local Planning Authority. The grease traps and sewage/water break tank solutions shall be installed and connected to the building and the water supply and sewer network as appropriate, prior to the first use of the *phase 3* self-catering dwellings or completion of the development, whichever is the sooner. The water and sewage connection shall be maintained as approved thereafter.**

Justification

- 4.12 The applicant will develop the design of the foul water management regime as part of phase 2 of the development when the ground conditions below the existing hotel rooms are revealed after demolition. It would be premature to devise a scheme of surface water management without this information, and the applicant wishes to defer the approval of this detail until before the construction of phase 3. The development of units 7 and 8 in phase 1 will reduce the foul load to system as this is currently occupied by up to 10 staff. Therefore the existing situation will be improved until the point when units 1-6 are occupied in phase 3 and 4. With this proposed condition the Council will be able to control the foul water output over the entire life of the development, so the final outcome would be the same as if the condition were to remain as originally imposed.

Proposed revised wording (removed text shown with ~~striketrough~~, added text in *italics*)

- 4.13 **C8 Prior to the commencement of *Phase 2*, hereby approved, details of a *phased* scheme for the provision of surface water management shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:**

- a) details of the drainage during the construction phase;
- b) details of the phases final drainage scheme;

- c) provision for exceedance pathways and overland flow routes;
- d) a timetable of construction;
- e) a construction quality control procedure;
- f) a plan for the future maintenance and management of the system and overland flow routes.

Prior to the first occupation of the self-catering holiday lets it shall be demonstrated to the satisfaction of the Local Planning Authority that relevant parts of the scheme have been completed in accordance with the details and timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details

Justification

- 4.14 The applicant will develop the design of the foul water management regime as part of phase 2 of the development when the ground conditions below the existing hotel rooms are revealed after demolition. It would be premature to devise a scheme of surface water management without this information, and the applicant wishes to defer the approval of this detail until before the construction of phase 3. The development of units 7 and 8 in phase 1 will reduce the foul load to system as this is currently occupied by up to 10 staff. Therefore the existing situation will be improved until the point when units 1-6 are occupied in phase 3 and 4. With this proposed condition the Council will be able to control the foul water output over the entire life of the development, so the final outcome would be the same as if the condition were to remain as originally imposed.

Proposed revised wording (removed text shown with ~~striketrough~~, added text in *italics*)

- 4.15 **C9 Prior to the commencement of *phase 3* development, hereby approved, a detailed *phased* scheme indicating the sustainable design measures to be incorporated into the *phases* of the proposal shall be submitted to and agreed in writing with the Local Planning Authority, and shall include water conservation and harvesting measures and energy reduction and/or generation measures. The scheme shall include the precise details and location of the proposed ground source heat pumps as well as low flow fixtures and fittings to reduce water usage together with an implementation schedule of all sustainable design measures at each *appropriate phase prior to implementation*. The sustainable design scheme shall be implemented in strict accordance with the *phasing* details as agreed including the implementation schedule.**

Justification

- 4.16 The rapidly changing availability of products, price fluctuation and changes in technology and building regulations make it inappropriate to agree the exact full range of sustainable design measures at the outset of the first phase. The applicant can provide an overview of the sustainable design measures but the precise details would be subject to change over time. The applicant would therefore wish to agree the 'precise details' phase by phase. This will allow the later phases to implement the most up to date and effective technology available at the time of implementation. With this proposed condition the Council will be able to control the sustainability measures over the entire life of the development to ensure they are appropriate at each phase, so the final outcome would be the same as if the condition were to remain as originally imposed.

Proposed revised wording (removed text shown with ~~strike through~~, added text in *italics*)

- 4.17 **C10 Prior to the commencement of *phase 2* of the development, hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority:**

- a) a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land,
- b) the details of any trees and hedgerows to be retained, together with measures for their protection during development,
- c) a schedule of proposed plant species, size and density and planting locations,
- d) details of the height and position of protective fencing to be used to protect lichen species on the garrison wall;
- ~~e) details of the precise native plant species and substrate for the green roofs including maintenance regime;~~
- f) details of the methods for removing and preventing the spreading of non-native invasive species; and
- g) an implementation programme of *items a) to f).*

- h) Details of the precise native plant species and substrate for the green roofs including maintenance regime will be provided in advance of the installation of the green roofs ;*

Justification

- 4.18 The final details of the landscape scheme will be the subject of implementation in Phase 2 following the re-landscaping of the garden. Given that there are no trees or hedges of substance left on the site, and the approved terracing will result in the removal of the remaining severely pruned specimens it would seem appropriate to defer the agreement of final details of the planting until phase 2 to avoid any delay. Phase 1 involves no landscaped areas. With this proposed condition the Council will be able to control the landscape scheme over the entire life of the development to

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ensure it is appropriate at each phase, so the final outcome would be the same as if the condition were to remain as originally imposed.

5. Conclusion - The Planning Balance and Recommendation

- 5.1 In coming to a conclusion on the proposal the planning authority must consider whether the proposal constitutes sustainable development and consider the balance of harms and benefits of the proposal given legislation, the development plan policy framework and guidance in the NPPF as a material consideration
- 5.2 The variations to conditions as described and assessed in this statement has shown that there is no adverse amenity to adjacent residents or any other harms to any public interest.
- 5.3 In summary the applicant believes that the variations are minor in nature and will result in the same degree of control over the development, as approved, to make it acceptable. However, rather than being agreed at the outset the details will be phased along with the pace of the development. The application as proposed results in no diminution of control or quality.
- 5.4 Overall the application demonstrates compliance with National and Local Policy and with no demonstrable harms that outweigh the considerable benefits, of this proposal assessed against the policies of the Framework as a whole. The development should therefore be considered sustainable and planning consent should be granted without delay.

Appendix I –Pre-application Exchange

The text in purple is the applicant's request to change with rationale. The red text is the response from the planning officer.

C4	All works involving construction machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.
	C4 - As you can imagine for the purposes of the engineering operation in order to construct the new self-catering units there will need to be earth moving equipment hired in from the mainland for a fixed period to ensure costs are kept to a minimum. In order to make best use of time the applicant would prefer to have some flexibility over occasional Sunday working. Would it be possible to gain written permission in advance from the Council to operate the construction machinery on specified Sundays during the off-season to complete works in a timely fashion with hired machinery? We anticipate this would be on a limited number of days through the construction period.
	Members were concerned about the construction disturbance of this development. I think however if the applicant were to apply to vary this condition it would not be resisted, in my informal opinion, to accept some limited Sunday working. I would suggest a formal application is made to vary this condition, and you include specification of days when this flexibility is sought.
C5	The construction period of the development hereby permitted shall be scheduled to avoid the main tourist season and be carried out between October and March only.
	C5 For clarity the applicant has asked to confirm that internal works including first and second fix and decoration would not be restricted during the months April to September under this condition?
	The intention of this condition is to ensure 'noisy' aspects of constructed are restricted to the off-season. If internal works are carried out, providing they are not causing excessive noise or disturbance, then there is no reason why this cannot be undertaken on a year round basis. I do not see there is a reason to seek to vary this condition for internal fixes/decoration.
C6	Prior to the commencement of the development, hereby approved, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, shall be made available on site for inspection, and subsequent written approval, by the Local Planning Authority . The development shall then be carried out in accordance with the approved details only and be retained as such thereafter.
	C6 Given the complexities of the site and the need to keep the Hotel operational between April and September the applicant intends to complete the construction of the scheme in small phases. I have set out in the attachment the anticipated draft phasing schedule. The applicant is requesting whether the samples of materials for each phase can be approved in advance of each particular phase rather than up front for the whole scheme? The reason for this is because of the availability and price sensitivity of products which will change over the life of the implementation of the project.
	I think this is acceptable but we would need to vary the condition to reflect the phasing:
C6	Prior to the commencement of each phase of the development, hereby approved, as set out in the phasing schedule, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, shall be made available on site for inspection, and subsequent written approval, by the Local Planning Authority . Each phase of the development shall then be carried out in accordance with the

<p>approved details only and be retained as such thereafter. We would perhaps also need to vary condition 2 to include the phasing schedule.</p>	<p>C7 Prior to the commencement of the development, hereby approved, precise details of make/model and capacity of a foul drainage break tank and a potable water break tank including details and specification of grease traps, the position and finished levels and the control mechanisms (for foul discharge timings) shall be submitted to and approved in writing by the Local Planning Authority. The grease traps and sewage/water break tank solutions shall be installed and connected to the building and the water supply and sewer network as appropriate, prior to the first use of the self-catering dwellings or completion of the development, whichever is the sooner. The water and sewage connection shall be maintained as approved thereafter.</p>
<p>C7 The applicant has asked for some more information in relation to condition C7. Whilst the break tank for foul drainage is seen as necessary, it is not understood why potable (drinking) water requires a break tank? Modern direct boiler systems have removed the need for any water storage in dwellings. This issue was not raised during the processing of the application. In addition the need for grease traps is questioned in relation to this condition. Whilst it is acknowledged this is necessary for the kitchens, normal plumbing arrangements prevent grease of any scale entering the foul sewage treatment. This condition is also caught by phasing arrangements that affect C6. The implementation of phase 1 will reduce the output of foul sewage and requirements for water supply, it therefore appears onerous to have designed the precise details of the entire scheme. In reality the break tank will be implemented in phase 3. In order to avoid delay the applicant wishes to provide details of this in advance of phase 3 rather than before the implementation of phase 1. Can this change be agreed in writing?</p>	<p>The reason for requiring a break tank solution for potable water is to ensure that the demand placed on the water supply is not compromising existing water connections/properties in the area. There is limited mains water supply in the area of the development: the break tank solution allows for a trickle fill overnight and it acts as a 'buffer' at peak times.</p> <p>Grease traps are required so that waste and foul water discharges do not congest a system that is already at capacity and susceptible to blockages.</p> <p>Timed discharge of waste and foul water for off-peak times will ensure that discharge volumes do not exceed the capacity of the waste water infrastructure during peak times.</p> <p>Should these conditions not be included, it is considered that as a result of the development the net increase in demand would be unsustainable and would have a detrimental impact on the water and waste water infrastructure.</p> <p>I am unclear how the implementation of phase 1 will reduce the output of foul sewage and the pressure for water? Is this because there will be no one in this existing staff block whilst the conversion is taking place?</p> <p>I would suggest the applicant formally seeks to vary this condition to reflect the phasing.</p>
<p>C8 Prior to the commencement of the development, hereby approved, details of a scheme for the provision of surface water management shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <p style="padding-left: 40px;">a) details of the drainage during the construction phase;</p> <p style="padding-left: 40px;">b) details of the final drainage scheme;</p> <p style="padding-left: 40px;">c) provision for exceedance pathways and overland flow routes;</p>	

<p>d) a timetable of construction; e) a construction quality control procedure; f) a plan for the future maintenance and management of the system and overland flow routes. Prior to the first occupation of the self-catering holiday lets it shall be demonstrated to the satisfaction of the Local Planning Authority that relevant parts of the scheme have been completed in accordance with the details and timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details</p>
<p>C8 The applicant will develop the surface water management regime as part of phase 2 of the development when the ground conditions below the existing hotel rooms are revealed after demolition. It would be premature to devise a scheme of surface water management without this information, and the applicant wishes to defer the approval of this detail until before the construction of phase 3. This will avoid abortive design work. Can this change be agreed in writing?</p>
<p>We would be happy for the design of the surface water drainage to take place as part of phase 2. Because the way the condition is worded however I would suggest this is formally varied to submit these details</p>
<p>C9 Prior to the commencement of the development, hereby approved, a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be submitted to and agreed in writing with the Local Planning Authority, and shall include water conservation and harvesting measures and energy reduction and/or generation measures. The scheme shall include the precise details and location of the proposed ground source heat pumps as well as low flow fixtures and fittings to reduce water usage together with an implementation schedule of all sustainable design measures. The sustainable design scheme shall be implemented in strict accordance with the details as agreed including the implementation schedule.</p>
<p>C9 The same considerations apply to condition C9 as to implementation of C6 the availability of products, price fluctuation and changes in technology and building regulations make it inappropriate to agree the exact full range of sustainable design measures at the outset of the first phase. The applicant can provide an overview of the sustainable design measures but the precise details would be subject to change over time. The applicant would therefore wish to agree the 'precise details' phase by phase. Is this possible within this condition as imposed?</p>
<p>I can appreciate this situation and we would agree that committing to a specific size/type of product at the early phase not be the most appropriate later (given the rapid pace of improvements in this sector). We do need to ensure that what is proposed is the most appropriate visually so we need to understand these details. In my view we would be happy to phase the submission of these details but I would require a variation of condition application.</p>
<p>C10 Prior to the commencement of the development, hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority: [if !supportLists]a) [endif]a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, [if !supportLists]b) [endif]the details of any trees and hedgerows to be retained, together with measures for their protection during development, [if !supportLists]c) [endif]a schedule of proposed plant species, size and density and planting locations, [if !supportLists]d) [endif]details of the height and position of protective fencing to be used to protect lichen species on the garrison wall;</p>

[if !supportLists]e) [endif]details of the precise native plant species and substrate for the green roofs including maintenance regime; [if !supportLists]f) [endif]details of the methods for removing and preventing the spreading of non-native invasive species; and an implementation programme.
C10 The final details of the landscape scheme will also be the subject of implementation in Phase 2 following the re-landscaping of the garden. Given that there are no trees or hedges of substance left on the site, and the approved terracing will result in the removal of the remaining severely pruned specimens it would seem appropriate to defer the agreement of final details of the planting until phase 2 to avoid any delay. Can the items a,c,e, be agreed after phase I?
Again we would be happy to agree the details of the landscaping through the phasing but again we would need to formally vary this condition.