

Ref: 17/502432

Additional Heads of Terms (HoT)

Additional HoTs are needed to require a planning application to be submitted should the Rag Room be implemented for residential use (in order to assess the number of units and their impact), and to secure relevant financial contributions in this scenario:

- **Requirement for a detailed planning application for the residential use of the Rag Room (should this use be pursued) to be submitted to the Local Planning Authority prior to 75% occupation of the development.**
- **Secure proportionate financial contributions towards Public Open Space, Healthcare, Primary & Secondary Education, Community Learning, Youth Services, Libraries, and Social Services in the event that the approved residential use is implemented for the Rag Room.**

Amended Conditions

*Condition 20*

A minor amendment to condition 20 is required to explicitly ensure retention of trees as approved under the Arboricultural Impact Assessment, details of implementation, and some biodiversity enhancements. **(Changes in bold)**

20. Notwithstanding the submitted plans, no development above slab level shall take place until a landscape scheme using indigenous species and designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. **The scheme shall include a planting specification, a programme of implementation and long term management plan with long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens.** The landscaping of the site and its management thereafter shall be carried out in accordance with the approved details over the period specified. The landscaping scheme shall specifically include the following:

- **Retention of all trees as indicated in the Arboricultural Impact Assessment (August 2017)**
- A strong emphasis on native tree, hedge and shrub species.
- The provision of mixed native hedges.
- The planting of only native species within the riparian buffer zone **and northern meadow.**
- Details of retained cordwood **to be stacked in partial shade across appropriate areas of the site.**
- Measures to soften any retaining walls/structures.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

### *Condition 17*

A minor amendment to part (j) of condition 17 (LEMP) is proposed to enhance biodiversity as follows:

- j) Enhancements including bird and bat boxes, and swift bricks **integral to buildings**.

### Additional Condition

An additional condition is required to secure implementation/protection of the landscaping as follows:

***All planting, seeding and turfing specified in the approved landscape details shall be carried out in accordance with the approved programme of implementation and any seeding or turfing which fails to establish or any trees or plants which, within five years from implementation die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.***

***Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development***

### Correction

The last point at the 'Summary of Reasons for Recommendation' on the opening page of the report (Page 28) and paragraph 7.02 should read as follows (as per the discussion at paragraphs 6.42-6.43):

- A lower level of **affordable rental** ~~shared-ownership~~ properties than targeted by policy SP20 and lower provision of public open space are not considered grounds to refuse the application.

### **RECOMMENDATION**

Recommendation remains unchanged subject to amended/additional conditions as outlined above.