

Addendum

LA01/2018/1190/O

1.0 Update

- 1.1 Assessment of preservation of the amenity of dwellings adjoining the application site is on the basis that the existing high boundary fence is to remain in situ. A specific additional condition is required to ensure its retention. This condition is as follows:

39. The existing fence on the south and west boundaries of the application site shall be permanently retained.

Reason: In the interests of residential amenity.

- 1.2. On 22 September 2020 the Agent contacted the Planning Department to query apparent repetition between conditions 6 and 37 as well as between conditions 17 and 24. Condition 6 requires submission of a landscaping scheme for visual amenity purposes. Condition 37 similarly refers to submission of a landscaping scheme but adds the requirement for timings given that this condition refers to biodiversity. Therefore the two conditions have a different purpose and can co-exist.
- 1.2 The Agent comments that the timeframe for the implementation of the landscaping scheme in condition 6 “after the commencement of development” would be difficult to put into practice given scheduled start dates and build programmes. Experience has demonstrated that this is most enforceable specified timeframe for landscaping provision. The condition is necessary given the need to soften the visual impact of the development regardless if the building is operational etc. However, whether to enforce the condition would have regard to the specific circumstances presented.
- 1.3 Condition 17 refers to the requirement for a noise survey in the event of a noise complaint relating to operational noise. Condition 24 refers to the requirement for a noise survey in the event of a

noise complaint relating to construction noise. Therefore the two conditions have a different purpose and can co-exist.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve the proposed development in accordance with Paragraph 1.1 of the Planning Committee report