

16<sup>th</sup> September 2015 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
1	Land adjacent to Watts Building, University of Brighton, Lewes Road, Brighton	BH2015/02004	<p><b>Amend Condition 2</b> Revised drawing reference TTC/UB-02/01 to Tree Protection Plan: “Revision A Date received: 4<sup>th</sup> September 2015.”</p> <p><b>Officer response:</b> To reflect the updated plan which has been accepted by the Council’s Arboriculturalist.</p> <p><b>Amend Condition 3</b> to read: “No development shall commence until fences for the protection of trees to be retained have been erected in accordance with best practice set out in BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences. The works shall be carried out in accordance with the Tree Survey and Preliminary Protection Plan TTC/UB-02/01 – Revision A.”</p> <p><b>Officer response:</b> To reflect the updated plan which has been accepted by the Council’s Arboriculturalist.</p> <p><b>Amend Condition 7</b> to read: (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works. (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) above that any remediation scheme required and approved under the provisions of (i) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification</p>

		<p>shall comprise:</p> <ul style="list-style-type: none"> <li>a) as built drawings of the implemented scheme;</li> <li>b) photographs of the remediation works in progress; and</li> <li>c) certificates demonstrating that imported and/or material left in situ is free from contamination.</li> </ul> <p>Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i).</p> <p><b>Reason:</b> As this matter is fundamental to the acceptable delivery of the permission to safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton &amp; Hove Local Plan.</p> <p><b>Officer response:</b> In order to ensure that details of the remediation work are approved by the Local Planning Authority prior to works commencing on site.</p> <p><b>Amend Informative 3</b> to read:</p> <p>The applicant is advised that Condition 7 on land contamination has been imposed because the site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.</p> <p>Following the results of the previously submitted Geotechnical and Geo-Environmental Interpretative Report dated July 2015 and submitted on 21 August 2015, the applicant has to satisfy the requirements of (i) of the condition. It is strongly recommended that in submitting details in accordance with this condition the applicant has reference to Contaminated Land Report 11, Model Procedures for the Management of Land Contamination. This is available on both the DEFRA website (<a href="http://www.defra.gov.uk">www.defra.gov.uk</a>) and the Environment Agency website (<a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a>).</p> <p>The applicant is advised if during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.</p>
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NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).