

Supporting Planning Statement Application to Discharge Planning Conditions

Regent Street Arts College

P/2018/0668 - Full Permission - Refurbishment and improvement of arts college, demolition of ancillary buildings and construction of 107 bed student accommodation

Condition 4 – pre-commencement

No part of the development shall commence until a **scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with** has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

Submitted documentation:

FCA & Drainage Strategy (produced by Scott Hughes), this includes:

- *Outline drainage strategy (surface water and foul water)*
- *Surface water – connect to combined sewer (existing connection) only viable option. Need on-site attenuation.*
- *Foul water – connect to existing DCWW sewer.*

Condition 6 – pre-commencement

No part of the development shall commence until a **detailed Arboricultural Method Statement** has been submitted to and approved by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved.

The Method Statement shall include the following:

- a) A **specification for tree protection fencing and ground protection measures** that comply with British Standard 5837:2012;
- b) A **Tree Protection Plan** showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full **specification** for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

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- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of **supervisory visits** and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) **Method for protecting retained trees during demolition works;**
- g) Details of **all proposed tree works**, including felling and pruning.

Submitted documentation:

Tree Survey, Arboricultural Implications Assessment and Method Statement and Tree Constraints Plan (produced by Indigo Surveys). Read as a whole, these documents provide the information as requested in the planning condition. Summary as follows:

- *The advice is produced in accordance with the British Standard 5837 : 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'*
- *The tree survey and assessment resulted in the BS5837 quality/retention categories of 'B - moderate' and 'C - low' being attributed to trees/tree groups.*
- *The proposed scheme is clear of the 'C' category tree T2 and T3. Therefore, T2 and T3 can be retained and protected during the site's development.*
- *The proposed scheme is clear of the 'B' category tree T1. Therefore, T1 can also be retained and protected during the site's development.*
- *Any removal of existing built structures (including stairways, small outbuildings, retaining walls etc.) or hard surfacing will need to be undertaken with great care where this occurs within or near to the anticipated rooting areas of retained trees.*
- *Where ground works are proposed within RPAs, construction methods [for hard surfacing, walls etc.] should retain the existing ground levels, be undertaken sensitively and using a no dig design.*
- *Conversion of soft surfaced areas within RPAs to hard surfaced walkways, parking areas etc., will need to utilise a no-dig product to ensure no negative impact on the tree roots and/or growing conditions.*
- *No direct RPA incursion is anticipated, with exception of soft and hard landscaping.*
- *Barrier fencing is to be installed (and signed off by way of arboricultural supervision) following the completion of the tree works. It is illustrated on the Tree Protection Plan and is to remain in situ for the entire duration of preparation/construction processes unless otherwise agreed in writing by the council.*

Please note, the only trees on site are on frontage to the right side of the main entrance. No works will impact on trees.

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Condition 15 – pre-commencement

Notwithstanding the approved Landscape Plan (Dwg No: 3060-104D) and Landscape Design Statement (Ref: 3060 504B), no part of the development shall commence until full details of a hard and soft landscaping scheme together with a five-year Maintenance Plan and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Submitted documentation:

Landscape Plan (Dwg no.3060-104F) and associated Landscape design statement (3060 504B) (produced by TPM Landscape). Read as a whole, these documents provide the information as requested in the planning condition. Summary as follows:

- *It is anticipated the northern half of the internal courtyard will receive the most amount of sunlight and therefore provides an opportunity to incorporate seating/resting points.*
- *The design looks to retain the entrance to the development whilst enhancing with new high quality stone materials. A DDA compliant ramp is incorporated to the left hand side of the main entrance, and is accessed via the car park in close proximity to the disabled parking bays.*
- *Improved southern entrance off Central Road. Re-orientation the stepped access to allow a more open flow of pedestrian movement from the building to the pavement, and beyond to the train station. The area is south facing and will get the sun from late morning until early evening, therefore terrace large seats are proposed to act as a meeting space for students to gather.*
- *The aspiration is to improve access into the existing building entrances to provide welcoming arrival spaces. Linking from these spaces is a tiered courtyard that is framed by the existing academic buildings and the proposed residential block to the south. A tiered courtyard is proposed to transition between the existing higher levels to the north and lower levels to the south. Integration of steps and ramps characterised the space. Larger terraced seats and plinths offer opportunities for seating for events and gathering, whilst also offering platforms for art works to be displayed or permanently installed.*
- *Planting is kept to a minimum within the space, however, where planting is included a simple palette of species are proposed to complement the formal design approach of the courtyard.*
- *Typical tree species proposed are Betula 'Edinburgh' due to their light canopy and striking white bark.*
- *Buxus sempervirens is to be used to create the formality to the space, and flowering shrubs/ herbaceous plants will add colour, variance in foliage and provide seasonal interest.*
- *A simple palette of high quality materials are proposed to the internal courtyard to complement both the Listed Building and the proposed new development block. A monolithic approach to the materials will help to accentuate temporary/ permanent artwork installations that are associated with the University.*
- *Resin bound is proposed in linear bands, beneath tree planting to contrast with the harder materials. This will also benefit the establishment of the tree planting.*
- *The stepped terrace design offers seating opportunities in the courtyard and are complemented by individual linear seating and cube units.*

- *Low level lighting is proposed to the internal courtyard, including accent lighting for artwork installations, wall wash lights for the stepped terrace arrangement, and spot lights/ up lighters to highlight furniture and trees.*
- *Bollard lighting could also be used as a directional tool.*

Condition 17 – pre-commencement

Prior to commencement of development, a **Car Park Management Plan** shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall demonstrate a long-term management strategy for vehicular parking at the campus and university wide. The development shall be carried out in accordance with the approved details.

Submitted documentation:

A Car Park Management Plan (CPMP) has been prepared by Curtins. This is a campus-wide strategy document, providing specific reference to consented developments and their part within that strategy where appropriate. Summary as follows:

- *The proposals would result in a net reduction in on-site car parking provision and would embrace the measures and initiatives promoted within the university wide Framework Travel Plan.*
- *As part of the redeveloped Campus proposals, a total of 568 spaces will be retained for University parking; this will be achieved by the redesign of identified car parks and the creation of new areas of parking where buildings are demolished.*
- *It is noted that the maximum peak demand at the existing Plas Coch Campus is 620 cars, meaning a shortfall in parking of 52 spaces based on daily requirements. This will be managed through the measures and parking controls discussed within Section 4 and the introduction of the University Travel Plan which will promote and encourage sustainable modes of travel.*
- *Approximately 25 car parking spaces will be removed from the existing central courtyard accessed off Central Road. As well as reducing the potential vehicle trip generation of the development, the stopping up of these access points to vehicles will help to reduce conflict with vehicles travelling along Central Road and improve pedestrian safety.*
- *The remainder of the existing car parking spaces off Regent Street (6 spaces) will be retained for use by staff and students with disabilities. Additional parking for staff and students will be available at the Plas Coch Campus, which is a short walk from the Regent Street campus.*
- *Curtins has identified a number of measures for the consented parking provision at the Plas Coch Campus which will ensure that the provision will accommodate the existing demand and prevent congestion during peak periods with drivers searching for available spaces. This comprise the following:*
 - *Replacement car parking provision;*
 - *Redesign of existing provision into core parking zones;*
 - *Improved signage and maps;*
 - *Sustainable travel infrastructure and promotion; and*
 - *Reinforcement of the University Travel Plan.*

- *As the Campus does not currently benefit from any form of parking controls, it is considered the implementation of the Car Park Management Plan, in combination with the various Travel Plan initiatives, will result in a shift in travel behaviour for both staff and students.*
- *The introduction of long-term permit & parking controls will be considered following the completion of the Campus redevelopments works. The University is confident that the recent introduction of the Agile Learning Framework (ALF), a blended learning model for Students, which in addition to equipping a more agile workforce, will result in an effective reduction in commuting and daily parking requirements on Campus.*

Condition 19 – pre-commencement

No part of the development shall commence until a **Construction Traffic Management Plan** including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Submitted information:

To follow