

Planning Committee – 6 October 2021

Addendum

Application Address	The Thistle Hotel, The Quay, Poole, BH15 1HD
Proposal	Demolition of the existing hotel building and redevelopment to provide a mixed use scheme of five buildings providing flexible commercial units (Class E/F1/F2) at ground floor with a total of 228 residential units above (Class C3) and a hotel with ancillary bar/restaurant (Class C1), plus basement level car parking, cycle parking, hard and soft landscaping, revised access and associated works.
Application Number	APP/20/01163/F

1. Compliance with the Neighbourhood Plan and Poole Town Centre SPD

- 1.1 The [Poole Quays Forum Neighbourhood Plan](#) was made on 21 February 2017. As such it forms part of the “development plan” in applying Section 38(6) of the Planning and Compulsory Purchase Act 2004 that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise.
- 1.2 The Neighbourhood Plan (PQFNP) covers the application site area. It does not contain any site-specific policies for the Thistle Hotel site but does contain policies specific to the Quay (PQF10 & 11). In respect of the PQFNP policies listed in paragraph 10 of the committee report, the assessment is as follows;
- 1.3 Policy PQF1 seeks to ensure development contributes to a safe, attractive, high quality, inclusive and legible public realm. The proposal delivers improvements to the public realm in key area of public activity to the south of the site and improves accessibility with new routes through the site (north to south) and ramped access. The overall pedestrian environment would be improved, with the new commercial spaces providing a new relationship between the public and private areas. Crime should be reduced through the activity created and all surface level car parking is to the rear of the site.
- 1.4 Policy PQF3 seeks to deliver sustainable high quality urban design. As explored in the design and heritage impacts section, the scheme has been designed to respond to its site context and surrounding buildings and uses, as well as its position within the town centre, on the Quay and its relationship to the Conservation Area and other heritage assets. The scheme is accompanied by a townscape and visual impact assessment and has been through extensive pre-application with various stakeholders. The development achieves many of the criteria within PQF3 including promoting accessibility, legibility, an efficient built form, integration of green infrastructure, creation of multi-functional spaces, a balance and mix of uses and adaptable buildings. The scheme addresses the living conditions of existing and proposed occupiers. The buildings would achieve sustainability standards and there is also opportunity for public art in the location of the pumping house. The scheme would protect/enhance the strategic views identified. Flood risk, crime and amenity are all factors which the scheme design has responded to.

- 1.5 Policy PQF4 requires development to support delivery of transport improvements proportionate to the scheme, improve accessibility and managed traffic growth. The application is supported by a Transport Statement, which assesses the impact of the development proposals on the highway. The site is situated within a highly sustainable location and therefore has access to a generally high public transport accessibility. The scheme reflects the hierarchy in PQF4 with pedestrians prioritised with new routes through the site, as have cyclists with extensive cycle provision in line with the Council's SPD. S106 contributions will be made to promote alternative travel means to mitigate traffic impacts and balance the scheme in favour of sustainable travel choices.
- 1.6 Policy PQF5 supports development along sustainable transport corridors as identified (which includes the application site) where this supports the pedestrian, cycle and public transport priority network. The scheme would provide new routes through the site, thereby creating shorter, safer, attractive and more direct routes for walking and improved connections into the town centre. Planning obligations will be secured towards the bus service and the scheme does not affect existing cycle routes.
- 1.7 Policy PQF10 supports a diverse range of land uses which contribute to the vitality of the Quay and maintains commercial port operations. The scheme provides a modern hotel offer, maintaining tourism provision on the site. It would contribute to the vitality of the Quay during the evenings and weekends and extends the active public frontage of the Quay beyond Dolphin Quays, on a site which is currently underutilised and which current town centre visitors have limited reason to progress to/beyond. The introduction of many new households and families. In addition, an improved hotel offer with restaurant and bar would add to vitality, especially in the evenings and the new commercial units would attract footfall to this end of the Quay. This mixed use development which provides active frontages is entirely consistent with this policy.
- 1.8 PQF11 seeks to support proposals in Poole Quay which provide a range of public benefits. The development provides public realm enhancements, and would provide an opportunity to add to the vibrancy of the Quay as a visitor destination, provides suitable access for businesses and residents, integrates new green features including street trees and landscaping plus manages flood risk through design.
- 1.9 Having examined the proposals against the relevant policies of the Poole Quays Forum Neighbourhood Plan, no conflicts have been identified with the Neighbourhood Plan and the scheme is considered to comply with the PQFNP.
- 1.10 In addition, the proposal has been assessed against the [Poole Town Centre SPD](#) (2015) with specific reference to Section 4 regarding the Quay Thistle site. Section 4 of the SPD sets out 6 key principles that any development of the Quay Thistle site should meet.
- 1.11 The principles requires development of the site to deliver a mix of uses with sufficient parking (1), provide active ground floor commercial uses fronting the Quay (2), ensure buildings are positioned to positively address the surrounding streets and spaces (3), ensure buildings fronting the Quay have a variety of heights and roof profiles that maintain the intricate and varied nature of the skyline (4), ensure the height of new buildings is appropriate to their context and for taller buildings to be fully justified (5) and ensure development fronting the quay emulates the vertical rhythm and variety of

existing buildings on the historic frontage and appear as a series of plots with frontages between 10m and 15m wide (6).

- 1.12 The design of the proposal has been carefully assessed and concluded to be acceptable in planning terms and in accordance with the principles set out in the Poole Town Centre SPD.

2. Space Standards

- 2.1 No specific space standards are built into the policies of the Poole Local Plan. Policy PP27 requires development to provide satisfactory external and internal amenity space for both new and any existing occupiers. In addition, paragraph 9.5 advises;

For housing development, the Council encourages applicants to comply with the national prescribed space standards when preparing and submitting planning applications. Schemes that are significantly below these standards e.g. more than 20% of floor space will need to demonstrate how the development will achieve an acceptable standard of living for future occupants.

- 2.2 The scheme proposes 228 units, all of which are flats. Of these, 219 units meet the minimum space standards (96%). There are 5 units in Block A which are 0.2 sqm (0.28%) below the Nationally Described Space Standards (NDSS) for 2-Bed/4-Person dwelling.
- 2.3 There are 4 units in Block D which are 4 sqm (4.2%) below the NDSS standard for a 3-Bed/6-Person dwelling.
- 2.4 No units are more than 20% below the NDSS and therefore there is no additional requirement for the applicant to demonstrate that occupiers will have acceptable living conditions as a result. Considering the proportion of the units which comply with the Standards and the limited extent to which the small number of remaining units fall below the NDSS, the scheme is considered to comply with Policy PP27 and the Local Plan in respect to space standards.

3. Recommendation and Heads of Terms

- 3.1 Amend paragraph 377 as follows;

377. **GRANT permission subject to**

- (a) **the following conditions; and;**
(b) **a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below with power delegated to the Head of Planning (or any other officer nominated by them for such a purpose) to agree specific wording provided such wording in the opinion of the Head of**

Planning (or other relevant nominated officer) does not result in a reduction in the terms identified:

- 3.2 This is due to land ownership issues affecting the site which have been identified.
- 3.3 In addition, the following contribution to be added to the proposed heads of terms in paragraph 377. The need for the financial contribution is identified in paragraph 331 of the report;
10. A financial contribution of £90,000 towards open space provision in the area. This to be made up of contributions of;
- £30,000 towards strategic improvements in playing pitch provision;
 - £10,000 to mitigate impact on nearby open spaces through infrastructure provision;
 - £10,000 is required for the creation of meadows, tree or hedge planting as biodiversity enhancements;
 - £20,000 towards upgrades at Green Road play park
 - £20,000 towards the current project to replace/improve the wheeled play facility at Baiter Park.

4. Conditions

- 4.1 Amendments to the proposed conditions as follows;

Cond No.	Wording as per Committee Report	Proposed Revised Wording
3	<p>Prior to the commencement of the development full details and plans of the following as set out below, shall be submitted to and approved in writing in conjunction with consultation with Wessex Water.</p> <p>a) Proposed ground floor and basement plans to show the existing sewers crossing the proposed layout, to highlight where the conflicts with the basement structure and sewers arise, and how this will be resolved.</p> <p>b) The 15 metre odour buffer to be shown on the proposed ground floor plans to demonstrate that the blocks of residential buildings are outside the 15 metre nuisance</p>	<p>Prior to the commencement of the development (excluding demolition, site clearance and remediation) full details and plans of the following as set out below, shall be submitted to and approved in writing by the Local Planning Authority in conjunction with consultation with Wessex Water.</p> <p>a) Proposed ground floor and basement plans to show the existing sewers crossing the proposed layout, to highlight where the conflicts with the basement structure and sewers arise, and how this will be resolved.</p> <p>b) The 15 metre odour buffer to be shown on the proposed ground floor plans to demonstrate that the blocks of</p>

	<p>zone for the foul pumping station.</p> <p>The scheme shall thereafter be carried out in accordance with the approved plans.</p> <p>Reason: In the interests of residential living conditions and protection of existing sewerage infrastructure.</p>	<p>residential buildings are outside the 15 metre nuisance zone for the foul pumping station.</p> <p>The scheme shall thereafter be carried out in accordance with the approved plans <u>and details</u>.</p> <p>Reason: In the interests of residential living conditions and protection of existing sewerage infrastructure.</p>
5	<p>Prior to each phase of development approved by this planning permission, no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by the Local Planning Authority. This strategy will be based upon the Phase 1 (ref: CGE/16433, April 2020) and Phase 2 (ref: CGE/16433a, September 2020) Site Investigation reports submitted with the application and include the following components:</p> <ul style="list-style-type: none"> (i) A detailed risk assessment based on the results of the site investigation and an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. (ii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and 	<p><u>No development shall commence</u> until a remediation strategy <u>to include a timetable for carrying out the agreed works</u> to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by the Local Planning Authority. This strategy will be based upon the Phase 1 (ref: CGE/16433, April 2020) and Phase 2 (ref: CGE/16433a, September 2020) Site Investigation reports submitted with the application and include the following components:</p> <ul style="list-style-type: none"> (i) A detailed risk assessment based on the results of the site investigation and an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. (ii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy above are complete and identifying any requirements for longer-term monitoring of pollutant linkages,

	<p>arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</p>	<p>maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</p>
6	<p>Prior to each phase of development being occupied/brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</p>	<p>Prior to occupation of each block (blocks A to D, and hotel) a verification report demonstrating the completion of works set out in the approved remediation strategy <u>in Condition 5 above</u> and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</p>
7	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local</p>	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with <u>to include a timetable for carrying out the agreed works</u> has</p>

	<p>Planning Authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</p>	<p>been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</p>
8	<p>Prior to the commencement of the development (other than demolition and site clearance / remediation), plans and particulars of the following shall be submitted to, and approved in writing by, the Local Planning Authority in respect of the basement:</p> <ul style="list-style-type: none"> (i) layout; (ii) materials; (iii) lighting; (iv) levels; (v) sections; (vi) structural supports / columns and beams; (vii) means of escape (whether by stairs and / or lift); (viii) means of ventilation / extraction (which will be based on an air quality assessment that models predicted vehicle movements during the operational phase); (ix) the ramped vehicular access; and (x) details of satisfactory vehicle clearance heights, including on the ramped vehicular access <p>No residential unit shall be occupied or non-residential use commenced until the basement and vehicular access ramp have been completed in accordance with the approved details.</p> <p>Reason: In the interests of the health and safety of occupiers and customers of the proposed development.</p>	<p>Prior to the commencement of the development (other than demolition and site clearance / remediation), plans and particulars of the following shall be submitted to, and approved in writing by, the Local Planning Authority in respect of the basement <u>and vehicular access ramp</u>:</p> <ul style="list-style-type: none"> (i) layout; (ii) materials; (iii) lighting; (iv) levels; (v) sections; (vi) structural supports / columns and beams; (vii) means of escape (whether by stairs and / or lift); (viii) means of ventilation / extraction (which will be based on an air quality assessment that models predicted vehicle movements during the operational phase); (ix) the ramped vehicular access; and (x) details of satisfactory vehicle clearance heights, including on the ramped vehicular access <p>No residential unit shall be occupied or non-residential use commenced until the basement and vehicular access ramp have been completed in accordance with the approved details.</p> <p>Reason: In the interests of the health and safety of occupiers and</p>

		customers of the proposed development.
10	<p>The development shall be carried out in accordance with the submitted flood risk assessment (ref Fisherman's Dock, Poole, October 2020) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> - Finished floor levels of the commercial development shall be set no lower than 3.0 metres above Ordnance Datum (AOD) - Finished floor levels of the residential development shall be set no lower than 4.24 metres above Ordnance Datum (AOD) - The basement car parking shall be fully protecting, including all vents and infrastructure, to be 3.51metres above Ordnance Datum (AOD) <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants, and to ensure the structural integrity of the basement is maintained to prevent ingress of flood water and in accordance with Policy PP34 of the Poole Local Plan adopted 2018</p>	<p>The development shall be carried out in accordance with the submitted flood risk assessment (ref Fisherman's Dock, Poole, October 2020) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> - Finished floor levels of the commercial development shall be set no lower than 3.0 metres above Ordnance Datum (AOD) - Finished floor levels of the residential development shall be set no lower than 4.24 metres above Ordnance Datum (AOD) - The basement car parking shall be fully protecting, including all vents and infrastructure, to be 3.51metres above Ordnance Datum (AOD) <p>These mitigation measures shall be fully implemented prior to occupation of the part of the scheme to which they relate and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants, and to ensure the structural integrity of the basement is maintained to prevent ingress of flood water and in accordance with Policy PP34 of the Poole Local Plan adopted 2018.</p>
12	<p>Prior to the commencement of the development, a pollution prevention and response plan to Poole Harbour SSSI, SPA and Ramsar site shall be produced to cover demolition and construction phases and submitted to</p>	<p>Prior to the commencement of the development hereby permitted, a pollution prevention and response plan <u>which contains details that ensure the demolition and construction phases of the</u></p>

	<p>and agreed in writing by the Local Planning Authority. The demolition and construction phases shall take place in accordance with the agreed details.</p> <p>Reason: To comply with The Conservation of Habitats and Species Regulations 2017(as amended); to ensure that the development does not impact on protected sites.</p>	<p><u>development hereby permitted will have no adverse impact on the</u> Poole Harbour SSSI, any SPA and Ramsar site, shall be submitted to and agreed in writing by the Local Planning Authority. The demolition and construction phases shall take place in accordance with the agreed details.</p> <p>Reason: To comply with The Conservation of Habitats and Species Regulations 2017(as amended); to ensure that the development does not impact on protected sites.</p>
	<p>Prior to construction starting on site and in order to ensure the acoustic performance of the development, a detailed noise attenuation report shall be submitted to and approved in writing by the Planning Authority. The report shall cover all aspects of noise attenuation within the development and in particular the following elements:</p> <ul style="list-style-type: none"> (i) Construction Noise and Vibration Management Plan (ii) Acoustic performance of building envelopes and all materials to be used including the wall construction, floor construction, glazing and ventilation elements (iii) Details of all ventilation and other plant within the buildings and how transmission of noise will be prevented and/or attenuated (iv) Specific details of how noise from the operation of the commercial units will be contained and attenuated so as not to cause undue disturbance to the residential units above <p>In addition, post completion testing of the buildings shall be carried out to demonstrate that the acoustic attenuation requirements specified in the approved report have been achieved. Details of the testing shall be submitted to and approved in writing by the Planning Authority to</p>	<p>Prior to construction starting on site and in order to ensure the acoustic performance of the development, a detailed noise attenuation report shall be submitted to and approved in writing by the Planning Authority. The report shall cover all aspects of noise attenuation within the development and in particular the following elements:</p> <ul style="list-style-type: none"> (i) Construction Noise and Vibration Management Plan (ii) Acoustic performance of building envelopes and all materials to be used including the wall construction, floor construction, glazing and ventilation elements (iii) Details of all ventilation and other plant within the buildings and how transmission of noise will be prevented and/or attenuated (iv) Specific details of how noise from the operation of the commercial units will be contained and attenuated so as not to cause undue disturbance to the residential units above <p><u>The development shall be carried out in accordance with the approved details which be completed in full prior to the first occupation of the approved building to which they relate and thereafter retained.</u></p>

	<p>demonstrate this compliance prior to occupation.</p> <p>Reason: In the interests of the living conditions of existing and proposed occupiers.</p>	<p>In addition, <u>within 6 months of the pest completion of any approved building</u>, testing of the buildings shall be carried out to demonstrate that the acoustic attenuation requirements specified in the approved report have been achieved. Details of the testing shall be submitted to and approved in writing by the Planning Authority to demonstrate this compliance prior to occupation.</p> <p>Reason: In the interests of the living conditions of existing and proposed occupiers.</p>
15	<p>A Japanese Knotweed management plan shall be produced and implemented in accordance with best guidance to prevent spread of this plant and that any waste taken off site is disposed of in correct way, if identified during the construction of the development. See https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading#contact:</p> <p>Reason: Compliance with section 34 of Environment Protection Act Section 14(1) of The Wildlife and Countryside Act 1981 (as amended)</p>	<p><u>Prior to construction of development</u> including, demolition, site clearance and remediation) A Japanese Knotweed management plan shall be produced and implemented in accordance with best guidance to prevent spread of this plant and that any waste taken off site is disposed of in correct way, if identified during the construction of the development. See https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading#contact:</p> <p>Reason: Compliance with section 34 of Environment Protection Act Section 14(1) of The Wildlife and Countryside Act 1981 (as amended).</p>
16	<p>Prior to construction of development (other than demolition/remediation) a Landscape and Ecological Management Plan (LEMP) lasting for a minimum of 30 years as per best practice guidance shall be submitted to and agreed in writing by the Local Planning Authority, and subsequently implemented in accordance with the agreed details.</p> <p>Reason: To be compliant with National Planning Policy Framework 8, 170 and 175 'Planning policies and decisions should contribute to and</p>	<p>Prior to construction of development (including, demolition, site clearance and remediation) a Landscape and Ecological Management Plan (LEMP) lasting for a minimum of 30 years as per best practice guidance shall be submitted to and agreed in writing by the Local Planning Authority, and subsequently implemented in accordance with the agreed details.</p> <p>Reason: To be compliant with National Planning Policy Framework 8, 170 and 175 'Planning policies and decisions should contribute to and</p>

	enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity' and in accordance with Poole Plan Policies PP24 (2)b and PP33 'enrich biodiversity' and 'enhance biodiversity' adopted 2018.	enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity' and in accordance with Poole Plan Policies PP24 (2)b and PP33 'enrich biodiversity' and 'enhance biodiversity' adopted 2018.
18	<p>Prior to any of the approved vehicle and cycle parking coming into use, details of a Vehicle and Cycle Parking Management Scheme shall be submitted to the Local Planning Authority for written approval. The approved scheme shall include details of:</p> <p>(i) The allocation of vehicle and cycle parking spaces.</p> <p>(ii) The management of vehicle parking spaces to prevent long stay car parking that is not associated with the approved residential units or hotel use.</p> <p>(iii) A monitoring strategy for on-site cycle parking use and cycle parking demand and details of how cycle parking facilities can be increased on the site should increase cycle parking demand arise.</p> <p>Reason: In the interests of sustainable development and encouraging sustainable forms of travel in accordance with Poole Local Plan Policy PP35.</p>	<p>Prior to any of the approved vehicle and cycle parking coming into use, details of a Vehicle and Cycle Parking Management Scheme shall be submitted to the Local Planning Authority for written approval. The approved scheme shall include details of:</p> <p>(i) The allocation of vehicle and cycle parking spaces.</p> <p>(ii) The management of vehicle parking spaces to prevent long stay car parking that is not associated with the approved residential units or hotel use.</p> <p>(iii) A monitoring strategy for on-site cycle parking use and cycle parking demand and details of how cycle parking facilities can be increased on the site should increase cycle parking demand arise.</p> <p><u>The development shall be carried out in accordance with the approved details.</u></p> <p>Reason: In the interests of sustainable development and encouraging sustainable forms of travel in accordance with Poole Local Plan Policy PP35.</p>
23	<p>Prior to the commencement of each building within the development (excluding demolition and site clearance / remediation), a sample panel and schedule of all external facing and roofing materials to be used within that phase shall be submitted to and approved in writing by the Local Planning authority. The</p>	<p>Prior to the commencement of above ground works of each building within the development (excluding demolition and site clearance / remediation), a sample panel and schedule of all external facing and roofing materials to be used within that <u>phase building</u> shall be submitted to and approved in writing by the Local</p>

	<p>development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the external appearance of the building(s) is satisfactory and in accordance with Policy PP27 and PP31 of the Poole Local Plan (November 2018).</p>	<p>Planning authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the external appearance of the building(s) is satisfactory and in accordance with Policy PP27 and PP31 of the Poole Local Plan (November 2018).</p>
26	<p>Prior to first occupation of the buildings (blocks A to C and the hotel building) hereby permitted, details of the measures to provide on-site renewable energy sources to meet a minimum of 20% of the predicted energy use of the non-residential development, shall be submitted to and approved in writing by the Local Planning Authority. These measures must then be implemented before any non-residential occupation is brought into use, and maintained thereafter.</p> <p>Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply, and in accordance with Policy PP37 of the Poole Local Plan (November 2018).</p>	<p>Prior to first occupation of the non-residential uses of relevant buildings hereby permitted, details of the measures to provide on-site renewable energy sources to meet a minimum of 20% of the predicted energy use of the non-residential development, shall be submitted to and approved in writing by the Local Planning Authority. These measures must then be implemented before any non-residential occupation is brought into use, and maintained thereafter.</p> <p>Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply, and in accordance with Policy PP37 of the Poole Local Plan (November 2018).</p>
27	<p>All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.</p> <p>Reason: To prevent trees on site from being damaged during construction works and in accordance with Policy PP27 of the Poole Local Plan (November 2018).</p>	<p>All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.</p> <p>Any alterations to the approved arboricultural method statement shall be submitted for approval and works carried out in accordance with the revised details approved.</p> <p>In the event that trees are damaged during construction and are required</p>

		<p>to be removed, a scheme of replacement trees shall be submitted to and approved in writing by the local <u>planning authority</u> to confirm the location and species of replacement trees. These shall be planted in accordance with parts (a) to (d) of Condition 28.</p> <p>Reason: To prevent trees on site from being damaged during construction works and in accordance with Policy PP27 of the Poole Local Plan (November 2018).</p>
30	<p>In advance of securing Building Regulation Compliance, the developer will identify 20% (46) of the dwellings hereby permitted to be built in accordance with the requirements of Approved Document Part M4(2) Category 2 of the Building Regulations (2015) (as amended). The units shall first have been agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of meeting the needs of the ageing population and in accordance with PP12 of the Poole Local Plan (November 2018).</p>	<p>In advance of securing Building Regulation Compliance, the developer will identify 20% (46) of the dwellings hereby permitted to be built in accordance with the requirements of Approved Document Part M4(2) Category 2 of the Building Regulations (2015) (as amended). The units shall first have been agreed in writing by the Local Planning Authority. <u>The units identified shall be constructed in accordance with the above requirements prior to their occupation.</u></p> <p>Reason: In the interests of meeting the needs of the ageing population and in accordance with PP12 of the Poole Local Plan (November 2018).</p>
33	<p>Prior to the commencement of the development, the following details and plans shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Wessex Water.</p> <ul style="list-style-type: none"> (i) Diversion of conflicting sewers across the development site (sewer diversion works); (ii) Confirmation of distances between sensitive receptors to existing assets of Wessex Water- the wet 	<p>Prior to the commencement of the development (excluding demolition, site clearance and remediation) the following details and plans shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Wessex Water.</p> <ul style="list-style-type: none"> (i) Diversion of conflicting sewers across the development site (sewer diversion works); (ii) Confirmation of distances between sensitive receptors to existing assets of Wessex Water- the wet

	<p>well of the foul sewer pumping station; and</p> <p>(iii) Details of any mitigation measures required to the hotel building as a sensitive receptor in close proximity to the surface water pumping station.</p> <p>The approved details shall be carried out in accordance with the agreed plans and works in a timetable to be agreed between the Local Planning Authority in consultation with Wessex Water, unless otherwise agreed in writing.</p> <p>Reason: To ensure that the functionality and operation of Wessex Water's infrastructure is not affected by the proposed development.</p>	<p>well of the foul sewer pumping station; and</p> <p>(iii) Details of any mitigation measures required to the hotel building as a sensitive receptor in close proximity to the surface water pumping station.</p> <p>The approved details shall be carried out in accordance with the agreed plans and works in a timetable to be agreed between the Local Planning Authority in consultation with Wessex Water, unless otherwise agreed in writing.</p> <p>Reason: To ensure that the functionality and operation of Wessex Water's infrastructure is not affected by the proposed development.</p>
5b	96 Lowther Road, Bournemouth	All representations received are available to view on the Council's website
5e	13 Wick Lane, Christchurch	
4.	<p>All hard and soft landscape works shall be carried out in accordance with the details shown on plan ref LANDP001, Rev 005. The works shall be carried out prior to the occupation of any part of the development and the planting carried out in the first planting season following completion of the development or its first occupation, whichever is the sooner. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species.</p> <p>Reason: In order to ensure the implementation of the scheme is carried out in accordance with the approved plans. The long term</p>	<p>Notwithstanding the details shown on plan no. LANDP001, Rev 005, no landscaping works shall be undertaken until such time as details of a tree planting pit have been submitted to, and approved in writing by, the Local Planning Authority. Such details, once approved, shall be carried out in full.</p> <p>All hard and soft landscape works shall then be carried out in accordance with the details so approved, with the remainder of the works being undertaken in accordance with the details and specifications indicated on plan no.</p>

	<p>establishment, maintenance and landscaping of the site is necessary to preserve the amenity of the locality. This decision has also had regard to Policies HE2 and HE3 of the Local Plan and Government Guidance contained in the National Planning Policy Framework.</p>	<p>LANDP001, Rev 005. The works shall be carried out prior to the occupation of any part of the development and the planting carried out in the first planting season following completion of the development or its first occupation, whichever is the sooner. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species.</p> <p>Reason: In order to ensure the implementation of the scheme is carried out in accordance with the approved plans. The long term establishment, maintenance and landscaping of the site is necessary to preserve the amenity of the locality. This decision has also had regard to Policies HE2 and HE3 of the Local Plan and Government Guidance contained in the National Planning Policy Framework.</p>
<p>New Condition</p>	<p>Condition not included on Committee Agenda. To secure a scheme for the removal and reinstatement of the blue plaque.</p>	<p>Prior to the demolition of the attached commercial unit, a specification for the removal, storage and subsequent reinstatement of the heritage trail blue plaque shall be submitted to, and approved in writing by, the Local Planning Authority. Such specification shall include details of the position proposed for the reinstatement of the plaque.</p> <p>Reason: To ensure the historic status of the site is adequately highlighted and preserved.</p>