

23rd Sept 2022 – HNF/HCARA PLANNING UPDATE

You can view any of the planning applications listed below by visiting <https://planning.plymouth.gov.uk> and searching using the planning application number or address shown below.

Comments can be submitted to Plymouth City Council by the methods below. Please include your name, address and the application number and clearly state if you 'Object' or 'Support' the application

1. Email to: planningconsents@plymouth.gov.uk
 2. By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ
 3. PCC Public Access Portal – Requires an account
-

FULL PLANNING APPLICATIONS (NEW)

22/01557/FUL - Plymouth Marine Laboratory, Prospect Place

An On-site back-up diesel generator (DG) of 250kVA 400V 50Hz is proposed to be situated to the north of the site's main building, and to the south of the site's northern car park. The location proposed, until recently, housed a large Portakabin. The nearest residential neighbour to the proposed installation is understood to be No 166 Citadel Road and is located approximately 35 m away in a due north direction. A 2,130 litre Fuel Tank will supply the generator for a 48hr run time and will be situated within a 'Bunded Base' to contain any tank leakage.

A Noise Impact Assessment has been submitted by the applicant states that:

The site is that of a quiet side street with occasional road traffic passing the site and within the site boundary. The site has numerous items of building plant on the northern elevation which are existing and in operation currently. The specific sound generated by the proposed plant would operate only in response to emergency demand. It would be an infrequent occurrence and of a temporary nature. In our opinion the context of the site and the nature of the proposed source justifies modification of the targets defined in BS4142, and achieving a Rating Level that is greater than the Background Sound Level of up to +10 dB would normally be appropriate, in our opinion, for a back-up generator that only operates in an emergency and for maintenance.

Plymouth Marine Laboratory (PML) states that:

We are a charity undertaking world-leading research into the marine environment, including the effects of climate and global change, with the aim of a healthy and sustainable ocean for all. PML operates primarily out of premises on Prospect Place, West Hoe. PML is currently at existential risk of a failure in science and operational delivery should there be a power cut, caused for example by a severe storm event, the frequency of which is increasing due to climate change. With PML implementing a digital science strategy and with staff currently reliant on PML's own datacentre servers, housed in our premises on Prospect Place, running 24/7 for their research, risk to the business and staff job retention following a power outage is significant.

~~~~~

#### **ADDITIONAL INFORMATION:**

I would not normally make any comments on a planning application other than to state the facts presented.

However, this case is very technical and to assist with understanding the above I have discovered that:

The noise limit for diesel generators up to 1,000kVA is 75db and the one proposed, installed within an acoustic container, is rated as "quiet" with a noise level of 56db. The background noise level in the area has been measured at around 46db and therefore the generator is +10db louder. Note that this measurement is close to the generator and the noise heard by neighbours will depend on distance, wind direction, window position etc. The British Standard states that, without taking into consideration the context of the ambient sound at the site and the character of the specific sound, that up to +5db will cause an adverse impact whilst +10db upwards will cause a significant adverse impact. However, these statements are for continuously running generators, hence the statement above that the proposed noise level would, "in their opinion", be appropriate for a back-up generator that only operates in an emergency and for maintenance testing, anticipated to be twice a year.

**DISCLAIMER:** The above is the information I have been able to ascertain through "gov.uk" and similar web sites plus the applicants' submitted documents and reports. It is not definitive, and is for advice only and it should not be referenced without confirming the data with a relevant professional expert.

#### **Comments by 18<sup>th</sup> Oct**

~~~~~

FULL PLANNING APPLICATIONS (NEW)

22/01554/MOR - 2 The Crescent, Notte St

Pre-application for 7no vinyl's and 1no banner on outside railings, see images on page 3 for further information.

Comments by 20th Oct

~~~~~

**21/02216/FUL & 22/01588/S73 - 16 St James Place West**

Revised building layout plans for the proposed conversion from guesthouse to 11-bed HMO.

Note that this application was originally submitted in 2021 and "Granted Conditionally".

**Comments by 25<sup>h</sup> Oct**

~~~~~

FULL PLANNING APPLICATIONS (PREVIOUS)

22/01380/LBC - Flat 4, 5 Elliot Terrace

Remove stud wall between drawing room and kitchen

The applicant states:

The proposal is to remove the stud wall (installed in 1997) that separates the kitchen from the main living room and utilize the original open space.

Historic England have registered no objection and the applicant is awaiting the PCC conservation and archaeological advisers' advice.

Awaiting Decision

~~~~~

**22/01119/FUL + 22/01117/LBC – Hoe Lodge Restaurant, Hoe Road**

Side & Rear extension and internal alterations to building.

**Extension of time until a landscaping plan is agreed.**

~~~~~

22/00996/FUL – Ferry Port Guest House, 22 Bishops Place, West Hoe

Change of use from guesthouse to 6 Bed HMO

Application withdrawn

~~~~~

**22/00865/FUL - Flat 1, 213 Citadel Road East**

Loft conversion, including front dormer window and rear rooflights.

**Granted**

~~~~~

FURTHER INFORMATION

22/01554/MOR - 2 The Crescent.

Pre-application for 7no vinyl's and 1no banner on outside railings

