

**Errata Sheet**

For the Buckles consultation document titled: Response to Statutory Consultation May 2021.

Date: 22<sup>nd</sup> September 2021.

Page No.	Para	Current	Correction
9	6.7	<p>Planning condition [44] imposes a strict and absolute legal obstacle to the carrying out of the development without such order.</p> <p>It provides: “44. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans”.</p>	<p>Planning condition [4] imposes a strict and absolute legal obstacle to the carrying out of the development without such order.</p> <p>It provides: “4. The development hereby permitted under the detailed planning permission shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:  150-01 Proposed location plan 200-01 Proposed site plan Part A 200-02 Proposed site plan Part B 300-01 Ground floor plan 300-02 First floor plan 300-03 Proposed elevations 300-04 Proposed sections”.</p>
9	6.8.1	<p>Other relevant conditions of note are:</p> <p>Condition 65 - both the promenade and the road re-alignment are works to be included within the phasing plan to be agreed prior to commencement of the development and implemented in accordance with it. As matter of construction programming such works will need to be</p>	<p>Other relevant conditions of note are:</p> <p>Condition 13- Prior to commencement of the development hereby permitted a phasing plan identifying all proposed phases and/ or sub-phases of the development shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include details of likely commencement dates of all principal elements of the development hereby permitted (including the leisure centre,</p>

		completed earlier in the phase plan;	residential development and the commercial development). Thereafter all phases and/or sub-phases of the development shall be carried out in accordance with the phasing plan unless otherwise previously agreed in writing with the Local Planning Authority.
9	6.8.2	Condition 51- prevents first occupation of the leisure centre until the realigned road, and thus the parking facilities accessed off it, are open;	Condition 33- Prior to construction of the leisure centre building hereby permitted above foundation level, details of vehicular and cycle parking facilities for the leisure centre and the eastern public car park shall be submitted to and approved in writing by the Local Planning Authority The approved facilities shall be made available prior to the leisure centre being first opened to the public and thereafter shall be kept available for use for parking in connection with the leisure centre and public car park at all times.
9	6.8.3	Condition 38- prevents commencement of development in any phase or subphase until details of the realignment and phasing strategy for Princes Parade, dependent upon the order of SoS(T) for the s247 Application, is approved and can be implemented.	Condition 30 - Prior to commencement of the development hereby permitted in any relevant phase or sub phase, details of a phasing strategy for the realignment of the highway at Princes Parade shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.
9	New 6.8.4		Condition 6 – The reserved matters details to be submitted pursuant to condition 1 of this planning permission shall include no more than 150 dwellings and shall demonstrate compliance (or provide for suitable alternative arrangements) with adopted vehicular and cycle parking standards and the documents and plans listed below through an accompanying Design Statement:  i. Section 5- Design Code,

			<p>Planning, Design and Access Statement August 2017;</p> <p>ii. Parameter Plans- Application Site Area- Red Line PP- ASA 001;</p> <p>iii. Parameter Plans- Maximum Number of Storeys Plan PP-SH;</p> <p>iv. Parameter Plans- Access and Circulation Plan PP- AC- 004;</p> <p>v. Parameter Plans- Land Use Plan PP- LU 003;</p> <p>vi. Parameter Plans- Development Zone Plans PP -DZ 002;</p> <p>vii. Parameter Plans- Maximum Heights Sections PP – MHS-006.</p>
9	New 6.8.5		<p>Condition 9- The reserved matters details submitted pursuant to Condition 1 of this planning permission shall include the provision of a 1 metre high splash wall to be constructed 11 metres back from the existing primary [sea] wall and; with the exception of the 1 metre high splash wall, no other buildings or structures shall be located within 12 metres of the existing primary sea wall.</p>
9	New 6.8.6		<p>Condition 40- The visibility splays shown on the approved plans relating to vehicular access for the leisure centre building hereby permitted shall be provided before the building is first opened to the public and shall be maintained clear of all obstructions in excess of 0.9 metres above the carriageway thereafter.</p>
	New 6.8.7		<p>Condition 42- Prior to the first use or occupation of any of the buildings hereby permitted within any relevant phase or sub-phase, details of the relevant section of the 1 metre high</p>

			splash wall to be constructed in that phase or sub-phase, together with information to demonstrate that the section of wall is sufficient to prevent water reaching the constructed in full prior to the first use of occupation of any building within that phases or sub-phase.
17	7.32	<p>However, as noted in paragraph 5.13.3 above, when considering the significance of any disadvantage or loss in the context of the S247 Application the SoS(T) shall consider any mitigation measures secured by the planning permission. Accordingly, the following mitigation measures have been secured in relation to environmental impacts of the development:</p> <p>(i) Condition 17 – Pre-commencement approval of a site-wide lighting strategy;</p> <p>(ii) Condition 32 – Pre-commencement Preliminary Ecological Appraisal;</p> <p>(iii) Condition 33 – Prior to any habitat clearance the approval of a Habitat Creation Plan;</p> <p>(iv) Condition 34 – Pre-commencement approval of a Construction Environment Management Plan;</p> <p>(v) Condition 35- Pre-commencement approval of an Ecological Mitigation and Enhancement Plan;</p>	<p>However, as noted in paragraph 5.13.3 above, when considering the significance of any disadvantage or loss in the context of the S247 Application the SoS(T) shall consider any mitigation measures secured by the planning permission. Accordingly, the following mitigation measures have been secured in relation to environmental impacts of the development:</p> <p>(i) Condition 18 – Pre-commencement approval of a street lighting plan and a lighting design plan for biodiversity.</p> <p>(ii) Condition 15 – Pre-commencement Preliminary Ecological Appraisal;</p> <p>(iii) Condition 17 – Prior to any habitat clearance the approval of a Habitat Creation Plan;</p> <p>(iv) Condition 26 – Pre-commencement approval of a Construction Environment Management Plan;</p> <p>(v) Condition 16 – Pre-commencement approval of an Ecological Method Statement.</p>

		<p>(vi) Condition 36 – Pre-commencement approval of a Landscape and Ecological Management Plan; and</p> <p>(vii) Condition 37 – approval of an Ecological Monitoring Plan.</p>	<p>(vi) Condition 47 – Pre-commencement approval of a Landscape and Ecological Management Plan; and</p> <p>(vii) Ecological monitoring required under Conditions 16 and 47. Condition 37 – There is no such condition.</p>
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