

Plans Committee – 9th March 2017

Additional items received since the report was drafted.

Page A1	Site Address
Item No. 1	Loughborough University
P.A. No. P/16/2558/2	

Amendments to officer's report.

The summary of the amendments made to the planning application at the top of page A4 of the report should have included:

13. Block E3 – omission of two bedrooms at 5th floor level (to allow the set back of the top floor of the building thereby reducing its mass).

This amendment to the application reduces the number of student bed spaces to 617 bedrooms and not 619 referred to in the description. It is therefore recommended that the description of development is amended accordingly to read:

“Erection of student accommodation to provide 617 bed spaces (Use Class C2), Elite Athlete Centre (Use Class C1), a central 'Hub' building, warden's house, landscaping provision, provision of access and services infrastructure and the demolition of 10 existing buildings within the site.”

The following amendments, given the above change and drafting corrections, are made to the report:

- Page A1 – The University is now seeking planning permission for 617 bed space and not 619.
- Page A13 – The first paragraph under the heading Principle of Development should now read:

*“The application is within the identified boundary of the Loughborough University Campus. The application proposes an Elite Athlete Centre and accommodation for **617** students along with other associated development which is set out in detail at the beginning of this report. It should be recognised two blocks of student accommodation would be demolished as part of the proposal which currently offer 69 bed spaces, but the proposal would still provide a net increase of **548** student bed spaces within the University campus.”*

- Page A14 – First sentence under the heading Impact on Residential Amenity should include E3 in the list of blocks that have been amended.
- Page A19 – The 6th line under the heading 'Conclusions' should now read:
*“The proposal would have the benefit of providing managed high quality student accommodation in the University Campus of an additional **548** bed*

spaces, reducing the demand for off-site student accommodation elsewhere in Loughborough.”

Planning Conditions

For clarity, it is recommended conditions 2 and 5 are amended to include reference to the relevant plans.

2. The development shall be carried out only in accordance with the details and specifications included in the submitted application, as shown on the drawings below:
 - Design and Access Statement (David Morley Architects (DMA));
 - Transport Strategy and Supplementary Transport / Parking Note (Atkins);
 - Archaeological desk based assessment – ULAS Report No. 201-150;
 - Fpcr - Badger Survey Report October 2016 and Ecological Appraisal October 2016;
 - GVA Flood Risk Assessment and Outline Drainage Strategy Nov 2016, HR Wallingford – Greenfield runoff (Feb 2017), Curtains consultants ltd Micro Drainage (Feb 2017) and Plan no; 062042-CUR-ZX-XX-DR-C-0502 D2 rev 2;
 - 16-11-10 Tree Profit-Loss Report;
 - Environmental Noise Report (Mach Acoustics);
 - Various plans (all DMA), including:
 - 01-001 Rev P3: Proposed Site Area Plan;
 - 01-002 Rev P4: Proposed Site Plan;
 - 01-011 Rev P3: Site Strategy - Trees;
 - 01-020 Rev P2: Proposed Site Sections (1);
 - 01-021 Rev P2: Proposed Site Sections (2);
 - 01-030 Rev P2: Block Type A1;
 - 01-031 Rev P2: Block Type A2;
 - 01-032 Rev P2: Block Type B1;
 - 01-033 Rev P2: Block Type B2;
 - 01-034 Rev P2: Block Type C;
 - 01-035 Rev P2: Block Type E1;
 - 01-036 Rev P2: Block Type E2;
 - 01-037 Rev P2: Block Type E3;
 - 01-038 Rev P3: Block Type F1;
 - 01-039 Rev P2: Elite Athletes Centre;
 - 01-040 Rev P2: Student Hub;
 - 01-041 Rev P2: Warden’s House;
 - 01-042 Rev P2: Ancillary Buildings;
 - 01-043 Rev P3: Energy Centre;
 - 01-045 Rev P2: Proposed Materials Strategy;
 - 00-003 Rev P1: Demolition Layout;

REASON: For the avoidance of doubt and to define the terms of the permission.

5. No development, including site works, shall begin until the hedge shown to be retained along the north-west boundary of the application site on plan 643-01-011 rev P1, has been protected, in a manner previously agreed in writing by the local planning authority. The hedge shall be protected in the agreed manner for the duration of building operations on the application site.

REASON: The hedge is an important feature in the area and this condition is imposed to make sure that it is properly protected while building works take place on the site.