

SUPPLEMENTARY REPORT

AREA 1 PLANNING COMMITTEE

DATED 28 March 2024

Tonbridge
Cage Green and Angel

TM/22/02694/FL

Formerly River Centre Car Park Medway Wharf Road Tonbridge

Erection of a 9 storey building comprising of 118 residential units, together with associated car and cycle parking, landscaping and associated works.

DPHEH: A summary brochure has been provided to Members on behalf of the applicant. This has also been shared with Officers but does not form part of the formal submission of the planning application.

The applicant has also confirmed willingness to provide bat and swift bricks as part of the development. As a result of this an additional condition, no 26 is proposed with the wording listed below.

It is noted that there is a formatting error in the published report with regard to conditions 23 and 24. For clarity the correct wording of these is listed below.

I therefore propose the following amendments to the recommendation:

Amend Recommendation to revise the wording of conditions 23 and 24 and add an additional condition 26 as follows:-

23 The development shall be carried out in accordance with the measures set out in the conclusion of the submitted flood risk assessment 8582 produced by Cole Easdon.

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.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

24 The development hereby approved shall be carried out in such a manner that all trees are protected in accordance with the recommendations within BS 5837 – Trees in relation to design, demolition and construction.

Reason: In the interests of good horticultural practice.

- 26 No development, other than the demolition of any buildings, removal of hardstanding, ground investigations, remediation works or site survey works, shall be carried out until details of a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s), and nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.**

The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;**
- ii. Materials and construction to ensure long lifespan of the feature/measure**
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.**
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.**

Reason: To ensure the protection of wildlife species and protect the biodiversity of the area