

Town and Country Planning Act 1990 (Section 96a)

**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Non Material Amendment Following a Grant of Planning Permission

Application reference no: **P/26/02930/NMA**

BCP Council in pursuance of powers under the above-mentioned Act hereby
ACCEPTS:

Non-material amendment following approval of 7-2019-1179-BG to amend the wording of Conditions 9, 10, and 11 attached to the operative planning permission, in order to revise the "triggers" for the submission of the required information.

**at *Richmond Gardens Multistorey Car Park Richmond Gardens Bournemouth
BH1 1JE***

subject to any additional, altered, or deleted condition(s) as specified below:

1. Prior to the commencement of any superstructure works on site, full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. Hard landscape details shall follow the design principles set out in the approved drawings and shall include:
 - a) Lighting;
 - b) Bollards;
 - c) Seating;
 - d) Tree grills;
 - e) Other street furniture;
 - f) construction and services details in proximity to trees;
 - g) proposed finished levels and contours;
 - h) boundary treatments;
 - i) surfacing materials; and
 - j) a timetable for implementation.The approved hard landscape scheme shall be implemented in full prior to any occupation of the development commencing and retained thereafter.

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

2. Prior to the commencement of any superstructure works on site, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Soft landscaping details shall follow the design principles set out in the approved drawings and shall include:
 - a) Planting plans;
 - b) Existing trees, hedges and shrubs to be retained;
 - c) Written specifications (including cultivation and other operations associated with plant and grass establishment);
 - d) Schedules of plants noting species, plant sizes and proposed numbers/densities;
 - e) Programme of implementation; and
 - f) Maintenance plan for a minimum period of 5 years.

The approved soft landscape scheme shall be implemented in full, including all tree planting, within the first planting season after the first date of any occupation/use of the development commencing and retained thereafter.

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. Prior to the commencement of any superstructure works on site, details of biodiversity enhancements to include approximately 40 swift bricks built into the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of any of the residential units hereby approved, and retained thereafter.

Reason: To mitigate for the loss of trees and biodiversity habitat on the site, in accordance with policies CS35 and CS41 of the Bournemouth Local Plan: Core Strategy (2012).

The following Informative Notes are drawn to the applicant's attention:

No new planning permission has been created. The original planning permission still stands and this amendment should be read in conjunction with the requirements and conditions set out in that decision notice.

Signed

Wendy Lane

Director for Planning & Transport

Decision Date: 10 July 2026

NOTES TO THE APPLICANT

Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraphs 38 to 40 of the National Planning Policy Framework (February 2019)

In accordance with the above, BCP Council has worked with the applicant in a positive and creative way by offering to engage in pre-application discussions and, where possible, by enabling problems to be resolved. In responding to pre-application enquires and determining formal applications, BCP Council always seeks to look for solutions rather than problems so that applications for sustainable development can be approved, thereby resulting in improvements to the economic, social and environmental conditions of the area.

Purchase Notice

If either the local planning authority or the Planning Inspectorate refuse permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (Section 96a).