

## ADDENDUM TO ITEM 23

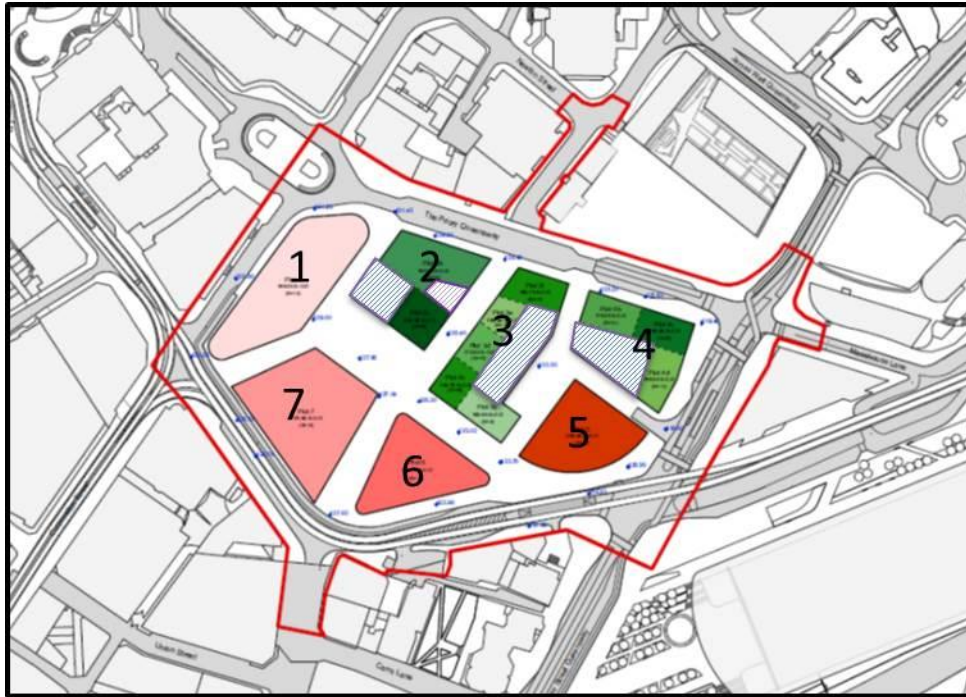
<b>PLANNING</b>	30 <sup>th</sup> January 2020	<b>Application:</b> 2019/05900/PA
<b>DISTRICT:</b>	CITY CENTRE	<b>WARD:</b> Ladywood
<b>LOCATION:</b>	Martineau Galleries, Land bounded by and including parts of, Corporation Street, The Priory Queensway, Dale End, Moor Street Queensways, Albert Street, High Street and Bull Street, Birmingham	
<b>PROPOSAL:</b>	Outline planning application (all matters reserved save for access) for demolition of all buildings on the site and mixed use redevelopment of up to 255,000 square metres gross internal floorspace, comprising offices (Use Class B1), retail and leisure units (Use Classes A1/A2/A3/A4/A5/D1/D2), up to 1,300 residential units (Use Class C3), hotel accommodation for up to 400 bedrooms (Use Class C1), plus basement level car parking, cycle hub and service areas, highways works (to include the part closure of Dale End between Bull Street and The Priory Queensway and Albert Street between Dale End and New Meeting Street and Dingley's Passage), public realm improvements and other associated works including alterations to public rights of way	

### 1. Updates and Clarification:

1.1 Public Sector Equality Duty – Paragraphs 6.116 to 6.117 refer to the Equality Act 2010. To clarify, the key protected characteristic group considered to be affected is the socio economically disadvantaged who currently shop at the site as there is the potential for the proposed redevelopment to result in the loss of budget shops. However there is also the possibility of providing such retail uses within the new development whilst there would still remain budget shopping in other parts of the City Centre.

### 1.2 Amendments to Report

- Page 1, Paragraph 1.1 i) – up to **177,500sqm** of commercial floorspace
- Page 22, Table: Maximum Heights of All Plots, Plot 3c - **185.7 G+16**
- Page 22 Plan Showing Podium Private Amenity Areas (**a second area on Plot 2 should have been included as per the updated plan below**)



Podium Private Amenity Areas

- Page 54, Paragraph **8.5** has been missed from the numbering.

1.3 BREEAM Excellent – The applicant has submitted an additional briefing note that provides an overview of the development's green credentials. As part of this is the applicant's commitment to firstly providing green or brown roofs to the single storey podiums to Plots 2, 3 and 4 and secondly to achieve BREEAM Excellent to those applicable parts of the site (i.e. non residential floorspace). Therefore paragraph 6.104 should be updated to note this commitment to BREEAM Excellent. Both of the commitments are proposed to be secured via conditions.

## 2. Updated Recommendation

2.1 Due to the complexity of the ownership of the site a Section 111 Legal Agreement is not considered to be the appropriate mechanism for securing the planning obligations. Plus there has been agreement to the amount of money to be secured on the implementation of the four main areas of public realm. Therefore part of the recommendation as reported at paragraph 8.1 should be substituted as follows:

8.1 That the outline application is approved. That consideration of application reference 2019/05900/PA is deferred pending the completion of a suitable legal agreement to require the applicants to enter into Section 106 Planning Obligations to secure the following;

- The provision of 10% affordable housing within each of Plots 2, 3 and 4 comprising a mix of affordable rent and discounted market sales housing (both tenures at a discounted rate of 75%);
- The delivery of the following Public Realm works with expenditure of:

- i. a minimum of £4.08m on Martineau Plaza;
  - ii. a minimum of £1.32m on Martineau Court;
  - iii. a minimum of £1.20m on The Boulevard; and
  - iv. a minimum of £2.4m on The High Street extension
- c) Payment of a monitoring and administration fee associated with the legal agreement, subject to a maximum of £10,000.

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