

A guide to our planning applications

Planning Application	Zone	Status	Summary
S96a (non-material amendment) application	1B	Submitted & Approved	<p><u>Landscape and public realm</u> Shops, cafés and the main public space are now grouped around Blocks B1, C, D and E to create a clearer centre to the site.</p> <p>Areas at ground level around Blocks B1, B2 and F1 are now more residential in character and will feel quieter.</p> <p>Some parking for buildings Y2 and D have also been added around these buildings.</p> <p><u>Design</u> Some private terraces have been built in to create additional homes in Blocks B1, E and F1, replacing homes previously planned in Blocks G and H.</p> <p>On Block E, some shared terraces are now private outdoor spaces for top-floor homes.</p> <p>Block F2 has been removed and replaced with a small, single-storey building used for access, servicing and bins.</p> <p><u>Access&Transport</u> Walking routes have been simplified to focus activity around Blocks C, D and E, North Quay Road and the Quayside.</p> <p>Two new bus stops and two short-stay drop-off and loading bays are being added on North Quay Road.</p> <p>Car lifts and a third basement have been removed to make traffic movement</p>

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S73 application (minor material amendment application)	2	Submitted	<p>All shops and other non-residential uses have been removed, so this area will now be homes only.</p> <p>Most of the flats planned here are being replaced with family houses in a terrace style, each with a garden and two parking spaces directly outside.</p> <p>The overall size of the development is being reduced by about 30%. Buildings are set further apart so the area feels more open and less crowded.</p> <p>Building heights are also being lowered, so the new homes will be smaller in scale and fit better with the surrounding area.</p>
S73 application (minor material amendment application)	3	Submitted	<p>Here, flats will be replaced by a new 90- space car park.</p> <p>The car park has been designed to meet Cornwall Council standards. This includes dedicated accessible spaces, electric vehicle charging and motorcycle parking.</p> <p>Accessible spaces will be located close to the entrance for ease of use.</p> <p>The car park will be finished with plain, durable surfaces that reflect the character of the area. Footpaths will match the existing paving along North Quay Road so everything feels consistent.</p> <p>New planting along North Quay Road will help create a welcoming entrance and provide gentle screening.</p>

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S73 application (minor material amendment application)	6	Submitted	<p>The previously approved hotel has been moved to a different part of the site, closer to the main area of development. In this zone, the number of buildings has been reduced from five to three. This means much less land is built on, with the overall footprint reduced to around two thirds of what was previously approved. The new building will provide 42 apartments, including one , two and three bed homes.</p> <p>The apartment building is designed to sit gently into the landscape, with a planted courtyard made up of grasses, sand and boulders that reflect the coastal setting.</p> <p>A permanent Gilbert’s beach side café will be provided in a two-storey building with a first-floor timber terrace which look out over the beach and estuary.</p> <p>The access road to the Harvey Towans car park will be slightly adjusted. This will improve parking and landscaping while keeping clear access to the beach, slipway and fishermen’s wharf.</p>
S96a application	1A	In preparation	<p>Plans are being refined for a new hotel with around 100 rooms. It will sit within the same size and shape as the apartments that were already approved. This means the overall scale stays the same as what was previously agreed.</p> <p>The layout of the fishermen’s compound and the FQ building has been updated so it works better for those who use it day to day, while fitting more comfortably within the wider site.</p>

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Re-discharge of Reserved Matters Design Code	10	Submitted	Small changes to the approved layout of zone 10 to remove the majority of apartments and replace them with family homes. We have also reduced the storey heights in this zone from three storey to two storey, to be more in keeping with the surrounding area. We are also proposing a few changes to the landscaping.
Re-discharge of pre-commencement conditions	1B	In preparation	Re-discharge of conditions relating to hard & soft landscaping; details of storage & refuse; vehicular access; street lighting; and construction management.
Discharge of pre-occupation conditions			Provision of additional detail through the discharge of conditions relating to details of travel plan; and cycle routes/parking.
Discharge of pre-commencement conditions	2, 4 and 6	In preparation	Provision of additional detail through the discharge of conditions relating to hard & soft landscaping; construction phasing; site waste management; archaeology; construction management; flood warning & evacuation plan; surface water management; storage & refuse; vehicular access; street lighting; and land contamination & remediation.
Discharge of pre-occupation conditions			Provision of additional detail through the discharge of conditions relating to details of travel plan; and cycle routes/parking.
Re-discharge of pre-commencement conditions	1A	In preparation	Re-discharge of conditions relating to hard & soft landscaping; details of storage & refuse; surface water management; vehicular access; street lighting; and street furniture.
Discharge of pre-occupation conditions			Provision of additional detail through the discharge of condition relating to details of cycle routes/parking.