

Our Hospital Project – Planning Application Ref. P2021/1670

4 March 2022

Chris Jones
Planning and Building Services
PO Box 55
La Motte Street
St. Helier
Jersey
JE4 8PE



Dear Mr Jones,

**Our Hospital Project, Overdale Hospital Site, Westmount Road, St Helier
Errata and Submission of Additional Material to Planning Application Ref. P/2021/1670**

This letter is submitted on behalf of the Director General of Infrastructure, Housing and Environment (“The Applicant”) with regard to the following matters relating to the submitted Planning Application Ref. P/2021/1670:

- 1) Clarification of the Description of Development;
- 2) Errata to the Application;
- 3) Further point of Clarification;
- 4) Submission of Additional Material.

1) Clarification of the Description of Development

It is mutually agreed between the Applicant and IHE Regulation that the demolition of the existing buildings on the Overdale Site, as set out in the application, is to be determined as part of the application, as was the case at the point of its submission. The Inspector agreed at the pre-inquiry meeting that demolition of the existing buildings on Overdale are to be considered as part of this planning application.

The Description of Development was clarified on 21 February 2022 by inclusion of the following paragraph at the end of the existing description:

CLARIFICATION OF DESCRIPTION: Demolition of existing buildings includes all buildings on the existing Overdale Hospital Site, Mulcaster House (Jersey Water) and the former Jersey Electricity sub-station in Victoria Park. The application also includes the redevelopment of fields H1550, H1550A, H1551 and H1552.

A notice of the clarification was published in the online Jersey Gazette¹ and in the Jersey Evening Post on 21 February 2022. Updated Site Notices were displayed on the Site on 22 February 2022.

¹ <https://www.gov.je/gazette/pages/planningapplication-p20211670.aspx>

2) Errata to the Application

The Applicant team have updated the planning application material in so far as corrections are needed. None of the changes are considered material to the planning application itself and are corrections only.

We have attached a schedule of all documents being updated or superseded as a result of these corrections. It also confirms which drawings are being superseded (see **Appendix 3**). In conjunction with the schedule, we have explained below how the corrections have come about:

a) Red Line Boundary

Slightly less land is now required for the planning application.

Specifically, there has been a change to the Site Location Plan (drawing ref. OHP-LLD-ZZ-ZZ-DR-A-100001 P03 to reflect a small adjustment of the red line boundary, reducing overall area. There is no change in the extent of land ownership to which the Application relates.

This change means, though, that there are consequential changes to a number of drawings because they include the redline. These are included in the schedule in **Appendix 3**.

b) Toilets, former electricity Substation, and dwarf wall in Victoria Park

Some of the application drawings did not include the Toilet Block in Victoria Park, or show the demolition of the former electricity Substation in Victoria Park though the Toilet block was always retained and the former substation proposed to be demolished.

The relevant drawings have been updated to reflect the retention of the Toilet Block and the demolition of the adjacent former substation.

The realignment of the connecting road between Victoria Avenue and St Aubin's Road requires the replacement of part of the southern boundary wall of Victoria Park, and the demolition of the now disused 1950s electricity substation. As elements of a listed place, they are similarly protected, and the public conveniences to which the substation is attached is identified as a potential listed building in its own right.

The substation is a modest construction of no historic significance, and its removal will restore the original symmetry, and thus, the aesthetic heritage value of the public conveniences. The original boundary of the Park has been modified substantially in the past, its original western arm truncated, and the proposed modest realignment of the boundary wall, to be constructed in materials to match the existing, will not affect either the communal or aesthetic heritage value of the Park.

c) Floor Areas of the Buildings

Where floor areas and approximate areas are referred to within the Application, these are being clarified. This has no bearing on the design or scale of any of the buildings and some of the corrected figures are marginal in any event. The correct figures, which are in lieu of those on pages 17 and 18 of the Planning statement are set out in the tables below:

Main Building	
Level	Gross Internal Area (m ²)
Level 04	5,159
Level 03	7,525
Level 02	7,092
Level 01	14,545
Level 00	15,161
Level -01	12,003

Energy Centre	
Level	Gross Internal Area (m ²)
Level 01	14
Level 00	1,438
Level -01	1,437

Mental Health Centre	
Level	Gross Internal Area (m ²)
Level 01 (Roof Plant)	217
Level 00	2,684

Knowledge Centre	
Level	Gross Internal Area (m ²)
Level 02 (Roof Plant)	40
Level 01	1,028
Level 00	1,073
Level -01	497

Consequently, the proposed total floorspace figure stated within the Application form is requested to be revised (downward) to accord with the above. The proposed total floorspace for the development is 69,913 sqm GIA as opposed to 70,107 sqm GIA.

d) Design and Access Statement

A replacement Design and Access Statement is submitted. The document has been updated throughout to correct typographical errors. It has also been updated to reflect the corrected drawings to the application because they are utilised throughout the document. None of the updates are considered material to the application and are made only to correct typographical errors and align the document with the corrected drawings. The specific changes are outlined in **Appendix 1**.

e) Environmental Impact Statement Documents

Some Chapters, Appendices and Figures which form part of the Environmental Impact Statement have been updated. None are considered material to the application. The specific changes are detailed in **Appendix 2**.

3) Further point of Clarification

The Drawing Ref. OHP-ARP-WZ-CL-DG-C-020101 P03 should be withdrawn as this plan is not required as part of the Application.

4) Submission of Additional Material

Biodiversity Assessment

In direct response to consultation with Government of Jersey's Natural Environment Officer in 2021, a Biodiversity Impact Assessment (BIA), prepared by BSG Ecology, is submitted providing details of the DEFRA Metric 3.0 Net Gain Calculation. This demonstrates that the Our Hospital Project scheme provides a net gain in biodiversity.

In summary, the results within the calculation show that there will be an overall increase in biodiversity in both area-based habitats (+31.48%) and linear habitats (+42.13%) as a result of the Proposed Development. This will be achieved through the retention and enhancement of the condition of most ecologically valuable habitats currently present, in particular the woodland in the north-west of the Site, through supplementary planting of native species and improved management regimes.

The Proposed Development also includes the creation of significant areas of new habitats that will create a more natural character than the existing baseline, with a significant increase in woodland, tree cover and hedgerow, in addition to the design of new buildings incorporating green and brown roofs.

This document is also within Appendix 3 of the Proof of Evidence of Peter Shepherd (ref. APP/6a).

Ecology Assessments

In response to the consultee responses submitted by IHE Land Resource Management, the following additional ecology surveys are hereby submitted:

1. *Ecological Assessment of Additional Properties- Nurture Ecology ref. NE/ES/JH.03*

This report details the findings of additional survey work undertaken of the private properties that are proposed to be demolished and should be read alongside the Ecological Survey Results report. The survey work was undertaken between 25th Jan and 3rd Feb 2022 and the report recently completed. The assessment was not possible prior to this date as access was awaited to allow the survey to take place.

The survey includes an Initial Ecological Assessment and a Potential Bat Roost Assessment of 16 privately owned properties. The survey provides an assessment of the likely worse case in terms of protected species associated with the buildings and grounds of the 16 properties assessed.

The survey is appended to the Proof of Evidence of Dr Peter Shepherd of BSG Ecology and has been referred to in a Proof of Evidence of Marc Woodhall of Land Management Resources.

2. *Overdale Hospital Demolition Species Protection Plan - Nurture Ecology ref.NE/ES/OV/04*

This document is a draft Species Protection Plan for the demolition of the existing Overdale Hospital Properties. It sets out the measures that will be undertaken to ensure appropriate protection, mitigation and compensation is put in place during demolition of the existing hospital site.

This document was provided in support of the demolition application P2021/1398. As such the plan has been previously presented to the IHE Regulation and Marc Woodhall of Land Management Resources has referred to this.

3. *Ecological Survey Results Report for Overdale Hospital – Nurture Ecology ref.NE/ES/OV/03.*

This is the survey report for the Overdale hospital site and was provided as part of the demolition application P2021/1398. The report sets out the findings of the baseline ecological surveys.

Relevant chapters in the Environmental Impact Statement have been updated to include this additional information (see **Appendix 2**).

Urban Greening Factor

Section 10.17 in the Design and Access Statement has been updated to include a revised Urban Greening Factor (UGF) calculation.

UGF is a tool that assesses the extent of greening within a defined area, according to a series of categories for different types of planting. The score ranges from 0 (no greening) to 1 (maximum greening). The guidelines recommend a target score of 0.3 for commercial developments and 0.4 for residential developments. Whilst the UGF does not form part of Jersey planning policy, it is used in London Plan policy and a useful tool that assesses the quantum of greening on the Site.

A revised UGF calculation for the entire Site within the red line boundary has been calculated at 0.78 which shows that there will be no net loss of green infrastructure.

The woodland and valley (Val Andre) to the west of the proposed hospital are included within the boundary of the Site but no construction is proposed to take place in this area except to link existing paths and management to enhance biodiversity. Therefore, it is also useful to carry out the UGF calculation excluding this area which is 0.66.

Disability Design and Access (included within the updated Design and Access Statement)

Following consultation with Liberate, a standalone informative document titled *Design Disability Access Statement* was produced and provided directly to the consultee. This information has now been included within Section 6.4 of the updated Design and Access Statement.

Concrete Batching Plant (included within the updated Environment Impact Statement)

As part of the proposed development, a temporary concrete batching plant will be provided on site. Mention of the batching plant was previously included within Chapters 4 and 6 of the Environmental Impact Statement.

For completeness, other relevant chapters have been updated to include reference to the batching plant alongside the consideration of its impacts. The specific updates are provided in **Appendix 2**.

Yours sincerely,

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Appendix 1 - Schedule of Updates to Design and Access Statement (OHP-LLD-ZZ-ZZ-RP-A-000002_P02)

Section	Name	Changes to Document
All	N/A	<ul style="list-style-type: none"> The document has been updated throughout to correct typographical errors. Some text has been revised such as those terms directing the reader to illustrations and plans within the document. For example, reference words such as 'below' have been changed to 'opposite' depending on the placement of the illustrations because of any page shift.
4	Site Context	<ul style="list-style-type: none"> In Sections 4.2 – 4.6 (located on pages 14 to 18), all Context maps are updated with the updated red line boundary
5	Evolution of the Master Plan	<ul style="list-style-type: none"> On page 53, the <i>Illustrative Master Plan</i> has been updated showing the correct red line boundary; On page 54, the extract from the <i>Illustrative Masterplan: Key Building Entrances</i> has been updated showing the correct red line boundary; On page 55, the <i>final Masterplan within its Jersey context</i> has been updated showing the correct red line boundary; and One page 56, the <i>Stage 3 – Final Wider Area Masterplan</i> has been updated with the correct red line boundary.
6.4	Disability Access – Buildings	<ul style="list-style-type: none"> A new Section 6.4 titled Disability Access – Buildings has been included on pages 74 to 76.
7	Landscape Approach	<ul style="list-style-type: none"> In Section 7.5, the <i>Design with Nature</i> map has been updated with the correct red line boundary.
8	Inspired by Jersey	<ul style="list-style-type: none"> In Section 8.2, the <i>Events and Activities</i> map has been updated. In Section 8.3, the <i>Existing Woodland Concept</i> diagrams have been updated. In Section 8.4, the <i>Stone Walls Concept</i> diagram has been updated.
10	Landscape Themes	<ul style="list-style-type: none"> In Sections 10.1 -10.18 (located on pages 143 to 177), all <i>Themes</i> diagrams have been updated. In Section 10.17 (located on page 174 and 175), text relating to Urban Greening Factor has been included and the <i>Urban Greening Factor Calculator</i> has been updated on both pages.
13	Main Hospital Building	<ul style="list-style-type: none"> In Section 13.3, the <i>Illustrative Master Plan</i> has been updated. The extracts located on pages 282 and 283 have been updated.

Appendix 2 - Schedule of Updates to EIS Documents

Document Name	Document Reference	Revision	Changes to document
Non-Technical Summary	OHP-ARP-XX-XX-RP-J-01Y000	P06	<ul style="list-style-type: none"> Minor typographical corrections throughout; Minor Programme shift as a result of demolition (p.12); Correction of ecology significance level – from 'no significant effect' to 'no significant adverse effect' (p.22); Correction in heritage section to confirm that Field H1550 is a designated as an areas of archaeological potential and not a Grade 2 listed place (p.27); Air quality updates following cement batching plant inclusion (p. 20).
Chapters			
Chapter 01 to 03 - Introduction	OHP-ARP-XX-XX-RP-J-01Y010	P03	<ul style="list-style-type: none"> Minor typographical corrections throughout; Mention of concrete cement batching plant included in Section 3.11.4; Minor Programme shift as a result of demolition.
Chapter 05 - Noise and Vibration	OHP-ARP-XX-XX-RP-J-01Y050	P03	<p>Inclusion of demolition of Overdale buildings and consideration of concrete batching plant in assessment, resulting in:</p> <ul style="list-style-type: none"> Update of assessment outcomes in Table 5.12. Update of section 5.9.1 to reference mitigation for batching plant.
Chapter 06 - Air Quality Assessment	OHP-ARP-XX-XX-RP-J-01Y060	P02	<p>Inclusion of consideration of concrete batching plant:</p> <ul style="list-style-type: none"> Discussion of concrete batching plant emissions (p6-6). Dust emission magnitude from batching plant (Section 6.8.1.2). Update to assessment (section 6.8.3). Inclusion of batching plant in mitigation and enhancement section (Section 6.9.1). Inclusion of batching plant in residual effects (Section 6.10.1).
Chapter 07 - Water Resources	OHP-ARP-XX-XX-RP-J-01Y070	P03	<p>Inclusion of consideration of concrete batching plant in Section 7.6 (p.7-12).</p>
Chapter 08 - Ground Conditions	OHP-ARP-XX-XX-RP-J-01Y080	P03	<p>In Section 8.5.4, the area of agricultural fields 1550, 1551, and 1552 corrected from 29 hectares to 2.1 hectares.</p>
Chapter 09 - Biodiversity	OXP-ARP-XX-XX-RP-J-01Y090		<p>Updates to details of limitations:</p> <ul style="list-style-type: none"> Section 9.4.10, p9-10 – details of limitations during reptile surveys added. Section 9.4.10, p9-11 – details of limitations in relation to building assessment for bats. Section 9.4.10, p9-11 – details of limitations in relation to bird surveys. Section 9.4.10, p9-12 – details of limitations in relation to amphibian surveys. <p>Updates to Evaluation section:</p> <ul style="list-style-type: none"> Section 9.5.5.2 – evaluation of bats (buildings). Section 9.5.5.3 – evaluation of bats (trees).

			<ul style="list-style-type: none"> • Section 9.5.5.6 – evaluation of birds. • Section 9.5.5.7 – evaluation of reptiles. • Section 9.5.5.9 – evaluation of other mammals. • Section 9.6.4 – inclusion of details about red squirrel drey recording at Mulcaster House and details of suitability for bats in buildings. <p>Updates to Assessment of effects sections:</p> <ul style="list-style-type: none"> • Section 9.8.1.1 – details of bat potential. • Section 9.8.1.2 – mention of the loss of gardens at Westmount house and Folly Field which have some suitability for nesting birds. • Section 9.8.1.3 – mention of loss of gardens at Westmount house, Folly Field and Mulcaster House which have some suitability for reptiles • Section 9.8.1.4 – Inclusion of details about the siting of a red squirrel drey. <p>Update to mitigation section:</p> <ul style="list-style-type: none"> • Section 9.9.1.1 – details of compensation proposed for loss of potential bat roosts. • Section 9.9.1.2 – statement that mitigation includes precautionary compensation for the loss of bird nest sites (if present) within the gardens of Westmount House and Folly Field. • Section 9.9.1.3 – correction of three to five hibernacula. <p>Update of assessment summary matrix (Table 9.14).</p>
Chapter 10 - Landscape Visual Impact Assessment	OHP-ARP-XX-XX- RP-J-01Y100	P03	<p>Inclusion of reference to batching plant machinery in construction (Section 10.8.1).</p> <p>Specific updates are in green as follows:</p> <ul style="list-style-type: none"> • p10-10 – document title amended to read St Helier Urban Character Appraisal (2005) and Review (2021) • update to Site Boundary: <ul style="list-style-type: none"> ◦ p10-12 and p10-23 to 10-24 <p>Walking Routes</p> <ul style="list-style-type: none"> • Round Island Walking Route (Way ID: 403), immediately to the south of the Site. • Footpath Way ID 367, approximately 630m northeast of the Site, south of Manor Park Road. • Footpath Way ID 368, approximately 880m northeast of the Site, east of High View Lane. • Footpath Way ID 369, approximately 970m northeast of the Site, south of Manor Park Road. <p>Cycles Routes</p> <ul style="list-style-type: none"> • Cycle Route No. 1, immediately to the south of the Site, which largely shares the Round Island Walking Route.

			<ul style="list-style-type: none"> • Cycle Route No 9, approximately 360m east of the Site, between Springfield Road and Esplanade. • Cycle Route No 5, approximately 360m east of the Site, which passes through Millennium Park. • Cycle Route No 7, approximately 910m east of the Site. <p>Designated Landscapes</p> <ul style="list-style-type: none"> • The Coastal National Park (CNP) is located 2.9km southwest of the site <ul style="list-style-type: none"> ○ p10-15 <ul style="list-style-type: none"> ▪ UCA 4 approximately 600m to the south east of the site. ○ p10-17 <ul style="list-style-type: none"> ▪ E4: Southern Plateau and Ridges Farmland approximately 400m to the north of the site. ○ p10-18 <ul style="list-style-type: none"> ▪ I2: Southeast Shallow Sea approximately 380m to the south of the site. ○ p10-20 <ul style="list-style-type: none"> ▪ Viewpoint 2 – approximately 400m, west. ▪ Viewpoint 4 – approximately 50m, south. ▪ Viewpoint 9 – approximately 740m, south east. ▪ Viewpoint 11 – approximately 450m, south east. ▪ Viewpoint 14 – approximately 4.2km, north. ▪ Viewpoint 17 – immediately adjacent to junction improvements.
Chapter 11 - Socio-Economics	OHP-ARP-XX-XX-RP-J-01Y110	P03	<ul style="list-style-type: none"> • Section 11.5.1 - inclusion of house numbers for properties being demolished. In order to align with other planning submission documents, and to provide clarity, the list of private properties proposed for demolition has been updated. This is not considered to have had any effect the outcome of the assessment as presented. • Section 11.5.2 - Correction of retail floor space (from 654m2 to 2 no. units measuring approximately 70m2 in total area and 1 no. measuring approximately 65m2) and associated FTE job numbers (from 30-40 down to 15-20).
Chapter 12 - Health and Wellbeing	OHP-ARP-XX-XX-RP-J-01Y120	P05	<ul style="list-style-type: none"> • Section 12.7.3 - Correction of assessment outcome related to access to green space during operation from adverse to beneficial • Section 12.7.4 – update to air quality health determinant assessment as a result of updates to air quality assessment in relation to cement batching plant. • Section 12.7.5 – update to noise health determinant assessment, in relation to construction as a result of updates to noise assessment.
Chapter 13 - Materials and Waste	OHP-ARP-XX-XX-RP-J-01Y130	P02	Minor typographical corrections throughout.
Chapter 15 - Cultural Heritage	OHP-ARP-XX-XX-RP-J-01Y150	P03	<ul style="list-style-type: none"> • In Section 15.14.1, there has been an update to archaeological mitigation. • Minor errors to the key in the two plans have been corrected.

			<ul style="list-style-type: none"> Figure 15.2 has been updated to include the wider context including the cluster of listed buildings to the east of the First Tower.
Chapter 18 - Cumulative Assessment	OHP-ARP-XX-XX-RP-J-01Y180	P02	Minor typographical corrections throughout.
Appendices			
Appendix A2 - Outline Construction Environmental Management Plan	OHP-ARP-XX-XX-RP-J-01A020	P02	Inclusion of details related to cement batching plant on site and management of it in Section 13.
Appendix A3 - Site Waste Management Plan	OHP-ARP-XX-XX-RP-J-01A030	P02	Updated to include Overdale Site Waste Management Plan on page 26.
Appendix B1 - Traffic Assessment	OHP-ARP-XX-XX-RP-J-01B010	P03	<ul style="list-style-type: none"> Updated with the latest Westmount Road drawing (OHP-ARP-WZ-CL-DG-C-020110). This includes update to drawing in Appendix M and an extract in Figure 32. Added Demolition Transport Management Plan (DTMP) to Appendix E. Minor updates to Transport Assessment text associated with Demolition Traffic Management Plan.
Appendix C2 – Demolition and Construction Plant Assumptions	OHP-ARP-XX-XX-RP-J-01C020	P02	Inclusion of batching plant assumptions (Section C1.2).
Appendix C3 - Noise Modelling Traffic Data	OHP-ARP-XX-XX-RP-J-01C030	P02	Updated to reflect all demolition (Section C2).
Appendix D1-D3 - Air Quality Assessment Methodology and Baseline, Results and Verification, and Mitigation	OHP-ARP-XX-XX-RP-J-01D010	P02	Updated to include concrete batching plant (Section D1.2).
Appendix E1 - Drainage Strategy	OHP-ARP-XX-XX-RP-J-01E010	P02	Drawings throughout the document have been revised in line with the red line boundary and the inclusion of the toilet block and former substation.
Appendix E2 - Flood Risk Assessment	OHP-ARP-XX-XX-RP-J-01E020	P02	Drawings throughout the document have been revised in line with the red line boundary and the inclusion of the toilet block and former substation.
Figures			
Figures Chapters 01 to 03 - Introduction	OHP-ARP-XX-XX-RP-J-01Z010	P02	Figure 3.2 updated to show all buildings for demolition.
Figures Chapter 06 - Air Quality Assessment	OHP-ARP-XX-XX-RP-J-01Z060	P02	Figures 10.1-10.6 Updated to reflect changed site boundaries.

Figures Chapter 10 - Landscape Visual Impact Assessment	OHP-ARP-XX-XX- RP-J-01Z100	P02	Figures 10.1-10.6 Updated to reflect changed site boundaries.
Figures Chapter 15 - Cultural Heritage	OHP-ARP-XX-XX- RP-J-01Z150	P02	Updated to include the wider context including the cluster of listed buildings to the east of the First Tower.



Appendix 3 – Schedule of Updated Documents and Plans (as submitted 4 March 2022)

Section	Reference	Description (including Core Documents List reference)	Revision	Superseded Revision (as submitted on November 15 2021)
Application Documents				
Application Documents	OHP-LLD-ZZ-ZZ-RP-A-000002_P02_REDACTED-PART 1	CD1.4 - Design and Access Statement-PART 1_REDACTED	P02	P01
Application Documents	OHP-LLD-ZZ-ZZ-RP-A-000002_P02_REDACTED-PART 2	CD1.4 - Design and Access Statement-PART 2_REDACTED	P02	P01
Application Documents	EIS-Non Technical Summary-OHP-ARP-XX-XX-RP-J-01Y000_P05	CD1.5 - EIS-Non Technical Summary	P06	P01
Application Drawings				
Site Wide	OHP-LLD-ZZ-ZZ-DR-A-100001	CD2.1-Site Location Plan	P03	P02
Site Wide	OHP-LLD-ZZ-ZZ-DR-A-100010	CD2.2-Site Masterplan	P03	P02
Site Wide	OHP-LDA-ZZ-ZZ-DR-L-000101	CD2.3 CD9.3-Reference Masterplan	P06	P04
Site Wide	OHP-LDA-ZZ-ZZ-DR-L-000100	CD2.4-Illustrative Landscape Masterplan	P02	P01
Site Wide	OHP-LLD-ZZ-ZZ-DR-A-000002	CD2.5-Existing Site Sections 1	P03	P02
Site Wide	OHP-LLD-ZZ-ZZ-DR-A-000003	CD2.6-Existing Site Sections 2	P03	P02
Site Wide	OHP-LLD-ZZ-ZZ-DR-A-000004	CD2.7-Existing Site Sections 3	P03	P02
Site Wide	OHP-LLD-ZZ-ZZ-DR-A-000311	CD2.8-Proposed Site Sections 1	P05	P04
Site Wide	OHP-LLD-ZZ-ZZ-DR-A-000312	CD2.9-Proposed Site Sections 2	P05	P04
Site Wide	OHP-LLD-ZZ-ZZ-DR-A-000313	CD2.10-Proposed Site Sections 3	P05	P04
Main Hospital	OHP-ARP-LZ-CL-DG-C-020010	CD3.2a - Site Layout Sheet 1 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020011	CD3.2b - Site Layout Sheet 2 of 2	P05	P03
Main Hospital	OHP-LLD-AZ-B1-DR-A-100101	CD3.4 - Main Bldg Lower Ground Floor GA Plan Sheet 1	P04	P03
Main Hospital	OHP-LLD-AZ-00-DR-A-100110	CD3.5 - Main Bldg Ground Floor GA Plan	P04	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020002	CD3.15a - Existing Topography and Site Features Plan Sheet 1 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020003	CD3.15b - Existing Topography and Site Features Plan Sheet 2 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020030	CD3.18a - Proposed Construction Finishes Sheet 1 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020031	CD3.18b - Proposed Construction Finishes Sheet 2 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020020	CD3.19a - Proposed Finished Levels and Kerbing Sheet 1 of 2	P07	P05
Main Hospital	OHP-ARP-LZ-CL-DG-C-020021	CD3.19b - Proposed Finished Levels and Kerbing Sheet 2 of 2	P07	P05
Main Hospital	OHP-ARP-LZ-BG-DG-C-020070	CD3.20a - Proposed Foul Drainage Sheet 1 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-BG-DG-C-020071	CD3.20b - Proposed Foul Drainage Sheet 2 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020080	CD3.24a - Proposed Retaining Structure Details Sheet 1 of 2	P06	P04
Main Hospital	OHP-ARP-LZ-CL-DG-C-020081	CD3.24b - Proposed Retaining Structure Details Sheet 2 of 2	P06	P04
Main Hospital	OHP-ARP-LZ-BG-DG-C-020060	CD3.27a - Proposed Storm Drainage Sheet 1 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-BG-DG-C-020061	CD3.27b - Proposed Storm Drainage Sheet 2 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020040	CD3.29a - Proposed Swept Path Analysis 7.5T Box Van Sheet 1 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020041	CD3.29b - Proposed Swept Path Analysis 7.5T Box Van Sheet 2 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020050	CD3.30 - Proposed Swept Path Analysis 12m Rigid	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020046	CD3.31 - Proposed Swept Path Analysis Ambulance, Hearse, Large Car and Mini Bus	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020042	CD3.32a - Proposed Swept Path Analysis DB32 Fire Appliance Sheet 1 of 2	P05	P03



Main Hospital	OHP-ARP-LZ-CL-DG-C-020043	CD3.32b - Proposed Swept Path Analysis DB32 Fire Appliance Sheet 2 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020048	CD3.33 - Proposed Swept Path Analysis Large Mobile Crane Liebherr LTM 1080/1	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020049	CD3.34 - Proposed Swept Path Analysis Low Loader	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020047	CD3.35 - Proposed Swept Path Analysis Optare Solo SR Slim Single Deck Bus	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020044	CD3.36a - Swept Path Analysis Phoenix 2-09N Refuse Vehicle Sheet 1 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-CL-DG-C-020045	CD3.36b - Proposed Swept Path Analysis Phoenix 2-09N Refuse Vehicle Sheet 2 of 2	P05	P03
Main Hospital	OHP-ARP-LZ-BG-DG-C-020090	CD3.37a - Proposed Utility Diversions Sheet 1 of 2	P04	P02
Main Hospital	OHP-ARP-LZ-BG-DG-C-020091	CD3.37b - Proposed Utility Diversions Sheet 2 of 2	P04	P02
Menat Health Centre	OHP-LLD-DZ-00-DR-A-100191	CD4.3 - Mental Health Centre Ground Floor GA Plan	P04	P03
Multi Storey Car Park	OHP-LLD-EZ-ZZ-DR-A-101101	CD7.4 - Car Park Lower Ground Floor B1 Lower Ground Floor B2 GA 1-100 Plan	P04	P03
Multi Storey Car Park	OHP-LLD-EZ-ZZ-DR-A-101103	CD7.5 - Car Park Ground Floor 00- First Floor 01 1-100 GA Plan	P04	P03
Westmount Road	OHP-ARP-WZ-BG-DG-C-020104	CD8.2-Existing Drainage and Utilities	P04	P03
Westmount Road	OHP-ARP-WZ-CL-DG-C-020112	CD8.6-Proposed Highway Construction Finishes	P05	P03
Westmount Road	OHP-ARP-WZ-CL-DG-C-020110	CD8.9-Proposed Highway General Arrangement	P05	P03
Westmount Road	OHP-ARP-WZ-CL-DG-C-020111	CD8.8-Proposed Highway Finished Levels	P06	P04
Westmount Road	OHP-ARP-WZ-CL-DG-C-020142	CD8.13-Proposed Highway Retaining Structure C Details	P02	P01
Westmount Road	OHP-ARP-WZ-BG-DG-C-020120	CD8.15-Proposed Highway Storm Drainage	P05	P03
Westmount Road	OHP-ARP-WZ-BG-DG-C-020130	CD8.17-Proposed Highway Utilities Diversions	P05	P03
Westmount Road	OHP-ARP-WZ-CL-DG-C-020113	CD8.18-Proposed Highway Swept Path Analysis	P05	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000211	CD9.1a - Hard _ Soft Landscape Sheet 1	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000237	CD9.1aa - Hard _ Soft Landscape Sheet 27	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000212	CD9.1b - Hard _ Soft Landscape Sheet 2	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000238	CD9.1bb - Hard _ Soft Landscape Sheet 28	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000213	CD9.1c - Hard _ Soft Landscape Sheet 3	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000239	CD9.1cc - Hard _ Soft Landscape Sheet 29	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000214	CD9.1d - Hard _ Soft Landscape Sheet 4	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000240	CD9.1dd - Hard _ Soft Landscape Sheet 30	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000215	CD9.1e - Hard _ Soft Landscape Plan Sheet 5	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000216	CD9.1f - Hard _ Soft Landscape Sheet 6	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000217	CD9.1g - Hard _ Soft Landscape Sheet 7	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000218	CD9.1h - Hard _ Soft Landscape Sheet 8	P06	P04
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Landscape	OHP-LDA-ZZ-ZZ-DR-L-000220	CD9.1j - Hard _ Soft Landscape Sheet 10	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000221	CD9.1k - Hard _ Soft Landscape Sheet 11	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000222	CD9.1l - Hard _ Soft Landscape Sheet 12	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000223	CD9.1m - Hard _ Soft Landscape Sheet 13	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000224	CD9.1n - Hard _ Soft Landscape Sheet 14	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000225	CD9.1o - Hard _ Soft Landscape Sheet 15	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000226	CD9.1p - Hard _ Soft Landscape Sheet 16	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000227	CD9.1q - Hard _ Soft Landscape Sheet 17	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000228	CD9.1r - Hard _ Soft Landscape Sheet 18	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000229	CD9.1s - Hard _ Soft Landscape Sheet 19	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000230	CD9.1t - Hard _ Soft Landscape Sheet 20	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000231	CD9.1u - Hard _ Soft Landscape Sheet 21	P06	P04



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Landscape	OHP-LDA-ZZ-ZZ-DR-L-000232	CD9.1v - Hard _ Soft Landscape Sheet 22	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000233	CD9.1w - Hard _ Soft Landscape Sheet 23	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000234	CD9.1x - Hard _ Soft Landscape Sheet 24	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000235	CD9.1y - Hard _ Soft Landscape Sheet 25	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000236	CD9.1z - Hard _ Soft Landscape Sheet 26	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000101	CD2.3_CD9.3-Reference Masterplan	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000311	CD9.4a - Landscape Sections Sheet 1	P04	P03
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Landscape	OHP-LDA-ZZ-ZZ-DR-L-000312	CD9.4b - Landscape Sections Sheet 2	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000338	CD9.4bb - Landscape Sections Sheet 28	P02	P01
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000313	CD9.4c - Landscape Sections Sheet 3	P05	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000339	CD9.4cc - Landscape Sections Sheet 29	P02	P01
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000314	CD9.4d - Landscape Sections Sheet 4	P05	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000340	CD9.4dd - Landscape Sections Sheet 30	P02	P01
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000315	CD9.4e - Landscape Sections Sheet 5	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000341	CD9.4ee - Landscape Sections Sheet 31	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000316	CD9.4f - Landscape Sections Sheet 6	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000317	CD9.4g - Landscape Sections Sheet 7	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000318	CD9.4h - Landscape Sections Sheet 8	P05	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000319	CD9.4i - Landscape Sections Sheet 9	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000320	CD9.4j - Landscape Sections Sheet 10	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000321	CD9.4k - Landscape Sections Sheet 11	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000322	CD9.4l - Landscape Sections Sheet 12	P05	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000323	CD9.4m - Landscape Sections Sheet 13	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000324	CD9.4n - Landscape Sections Sheet 14	P05	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000325	CD9.4o - Landscape Sections Sheet 15	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000326	CD9.4p - Landscape Sections Sheet 16	P05	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000327	CD9.4q - Landscape Sections Sheet 17	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000328	CD9.4r - Landscape Sections Sheet 18	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000329	CD9.4s - Landscape Sections Sheet 19	P05	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000330	CD9.4t - Landscape Sections Sheet 20	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000331	CD9.4u - Landscape Sections Sheet 21	P05	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000332	CD9.4v - Landscape Sections Sheet 22	P04	P03
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000333	CD9.4w - Landscape Sections Sheet 23	P02	P01
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000334	CD9.4x - Landscape Sections Sheet 24	P02	P01
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000335	CD9.4y - Landscape Sections Sheet 25	P02	P01
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000336	CD9.4z - Landscape Sections Sheet 26	P02	P01
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Landscape	OHP-LDA-ZZ-ZZ-DR-L-000202	CD9.5b - Site Area Plan Sheet 2	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000203	CD9.5c - Site Area Plan Sheet 3	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000204	CD9.5d - Site Area Plan Sheet 4	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000205	CD9.5e - Site Area Plan Sheet 5	P06	P04
Landscape	OHP-LDA-ZZ-ZZ-DR-L-000206	CD9.5f - Site Area Plan Sheet 6	P06	P04
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Landscape	OHP-LDA-ZZ-ZZ-DR-L-000208	CD9.5h - Site Area Plan Sheet 8	P06	P04
EIS Documents				
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EIS-Figures	OHP-ARP-XX-XX-RP-J-01Z010	CD10.1.3.2-EIS-Figures Chapter 01 to 3	P02	P01
EIS-Appendix	OHP-ARP-XX-XX-RP-J-01A020	CD10.1.3.4-EIS-Appendix A2-Outline Construction Environmental Management Plan	P02	P01
EIS-Appendix	OHP-ARP-XX-XX-RP-J-01A030	CD10.1.3.5-EIS-Appendix A3-Site Waste Management Plan	P02	P01
EIS-Appendix	OHP-ARP-XX-XX-RP-J-01B010	CD10.4.2-EIS-Appendix B1-Traffic Assessment	P03	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y050	CD10.5.1-EIS-Chapter 05-Noise and Vibration	P03	P01
EIS-Appendix	OHP-ARP-XX-XX-RP-J-01C030	CD10.5.3-EIS-Appendix C3-Traffic Noise Assessment	P02	P01
EIS-Appendix	OHP-ARP-XX-XX-RP-J-01C020	CD10.5.4-EIS-Appendix C2-Demolition and Construction Plant Assumptions	P02	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y060	CD10.6.1-EIS-Chapter 06-Air Quality	P02	P01
EIS-Figures	OHP-ARP-XX-XX-RP-J-01Z060	CD10.6.2-EIS-Figures Chapter 6	P02	P01
EIS-Appendix	OHP-ARP-XX-XX-RP-J-01D010	CD10.6.3-EIS-Appendix D1_D3-Air Quality Methodology	P02	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y070	CD10.7.1-EIS-Chapter 07-Water Resources	P03	P01
EIS-Appendix	OHP-ARP-XX-XX-RP-J-01E010	CD10.7.3-EIS-Appendix E1-Drainage Strategy	P02	P01
EIS-Appendix	OHP-ARP-XX-XX-RP-J-01E020	CD10.7.4-EIS-Appendix E2-Flood Risk Assessment	P02	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y080	CD10.8.1-EIS-Chapter 08-Ground Conditions	P03	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y090	CD10.9.1-EIS-Chapter 09-Biodiversity	P03	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y100	CD10.10.1-EIS-Chapter 10-Landscape Visual Impact_P02.pdf	P02	P01
EIS-Figures	OHP-ARP-XX-XX-RP-J-01Z100	CD10.10.2-EIS-Figures Chapter 10	P02	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y110	CD10.11.1-EIS-Chapter 11-Socio Economics	P03	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y120	CD10.12.1-EIS-Chapter 12-Health and Wellbeing	P05	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y130	CD10.13.1-EIS-Chapter 13-Materials and Waste	P02	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y150	CD10.15.1-EIS-Chapter 15-Cultural Heritage	P03	P01
EIS-Figures	OHP-ARP-XX-XX-RP-J-01Z150	CD10.15.2-EIS-Figures Chapter 15	P02	P01
EIS-Chapter	OHP-ARP-XX-XX-RP-J-01Y180	CD10.18.1-EIS-Chapter 18-Cumulative Assessment	P02	P01