



TOWN & COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Application No.	PL/2023/0002554/FUL
Registered on:	07/12/2023
Site at:	Citroen Car Showroom Herald Avenue Coventry. CV5 6UB
Description of proposed works:	Demolition of existing Sui Generis car showroom and redevelopment of the site to provide one self-storage facility (Use Class B8) and six flexible employment units (Flexible Use Class E(g)(i-iii)/B2/B8) together with associated landscaping, car parking and other associated works
Delegated decision on:	09/05/2024
Decision Issued:	09/05/2024

Coventry City Council as Local Planning Authority **GRANT** permission for the development proposed in your application, subject to the following condition(s) :-

1: The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)

2: The development hereby permitted shall be carried out in accordance with the following approved plans:

Health Impact Assessment â€“ 33313493700 â€“ 05/12/2023

Geoenvironmental Desk Study Report Herald Avenue â€“ 27/11/2023

Flood Risk Assessment and Drainage Strategy Report â€“ 27/11/2023

Proposed Levels DWG 40029-BGL-XX-XX-DR-C-002-P02

Proposed Earthworks DWG 40029-BGL-XX-XX-DR-C-00201-P02

Drainage Strategy Plan DWG 40029-BGL-XX-XX-DR-C-00250-P02

Energy and Renewables Assessment - 27/11/2023

Location Plan DWG C268-CMP-SI-ZZ-DR-A-00001-PL1

Demolition Plan DWG C268-CMP-SI-ZZ-DR-A-00030-PL1

Typical Security Fence Details DWG C268-CMP-SI-ZZ-DR-A-00800-PL1

Typical Green Roof Cycle Shelter (6 spaces) DWG C268-CMP-SI-ZZ-DR-A-00801-PL1

Unit 1-3 Proposed Ground Floor GA Plan DWG C268-CMP-U1-00-DR-A-00100-PL1

Unit 1-3 Proposed First Floor GA Plan DWG C268-CMP-U1-01-DR-A-00101-PL1

Unit 1-3 Proposed Roof Plan DWG C268-CMP-U1-RF-DR-A-00104-PL1

Unit 1 Proposed Ground Floor and First Floor Core Plans DWG C268-CMP-U1-ZZ-DR-A-00120-PL1

Unit 1-6 Proposed Elevations DWG C268-CMP-U1-ZZ-DR-A-00200-PL1

Units 1-6 Proposed GA Sections DWG C268-CMP-U1-ZZ-DR-A-00252-PL1

Unit 2 Proposed Ground Floor and First Floor Core Plans DWG C268-CMP-U2-ZZ-DR-A-00120-PL1

Unit 3 Proposed Ground Floor and First Floor Core Plans DWG C268-CMP-U3-ZZ-DR-A-00120-PL1

Units 4-6 Proposed Ground Floor GA Plan DWG C268-CMP-U4-00-DR-A-00100-PL1

Units 4-6 Proposed First Floor GA Plan DWG C268-CMP-U4-01-DR-A-00101-PL1

Units 4-6 Proposed Roof Plan DWG C268-CMP-U4-RF-DR-A-00104-PL1

Unit 4 Proposed Ground Floor and First Floor Core Plans DWG C268-CMP-U4-ZZ-DR-A-00120-PL1

Unit 5 Proposed Ground Floor and First Floor Core Plan DWG C268-CMP-U5-ZZ-DR-A-00120-PL1

Unit 6 Proposed Ground Floor and First Floor Core Plan DWG C268-CMP-U6-ZZ-DR-A-00120-PL1

Biodiversity Net Gain Assessment â€œ November 2023

Metric-4_0-Calculatation-Tool

Archeological Desk Based Assessment

Air Quality Assessment â€œ 05/12/2023

BREEAM New Construction Pre-Assessment Rev-01

Sustainability Statement - 33313493700/A5/ESS â€œ November 2023

Preliminary Ecological Appraisal Noise Assessment - A5059/N/02 â€œ 28/11/2023

Noise Technical Note â€œ Updated 19/02/2024

Updated Travel Plan - Updated 15/02/2024

External Lighting Proposals - 27 November 2023

Tree Removal Plan â€œ 2097-03 Feb 2024

Revised Arboricultural Impact Assessment

Tree Protection Plan â€œ Updated 09/02/2024

Technical Note - Transport - Updated 16/02/2024

Swept Path Analysis 13.3 m Artic - Entry/Exit DWG 2304023-TK25

Hard and Soft Landscape GA Plan DWG RG-LD-100-P2

Hard and Soft Landscape GA Specifications RG-LD-101-P2

Proposed Site Plan DWG C268-CMP-SI-ZZ-DR-A-00110-PL2

Proposed Site Section Sections - Sheet 1 DWG C268-CMP-SI-ZZ-DR-A-00250-PL3

Proposed Site Sections - Sheet 2 DWG C268-CMP-SI-ZZ-DR-A-00251-PL2

Proposed Site Sections - Sheet 3 DWG C268-CMP-SI-ZZ-DR-A-00253-PL1

Proposed Site Section Tile Hill Lane DWG C268-CMP-SI-ZZ-DR-A-00254-PL1

Proposed Unit 7 GF GA Plan - C268-CMP-U7-RF-DR-A-00100-PL1

Proposed Unit 7 1F GA Plan - C268-CMP-U7-RF-DR-A-00101-PL1

Proposed Unit 7 2F GA Plan - C268-CMP-U7-RF-DR-A-00102-PL1

Proposed Unit 7 3F GA Plan - C268-CMP-U7-RF-DR-A-00103-PL1

Proposed Unit 7 4F GA Plan - C268-CMP-U7-RF-DR-A-00104-PL1

Proposed Unit 7 Roof Plan DWG C268-CMP-U7-RF-DR-A-00104-PL2

Proposed Unit 7 GA Sections - C268-CMP-U7-RF-DR-A-00252-PL1

Unit 7 Proposed Elevations - Sheet 1 DWG C268-CMP-U7-ZZ-DR-A-00200-PL3

Unit 7 Proposed Elevation - Sheet 2 DWG C268-CMP-U7-ZZ-DR-A-00201-PL3

Reason:For the avoidance of doubt and in the interests of proper planning.

- 3:** Units 1-6 shall be used for research and development, light industrial, general industrial or warehousing (storage and distribution) uses only, and Unit 7 for self-storage use only, and for no other purposes (including any other purposes within Classes B2, B8 and E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). The office accommodation shown on the approved floor plans shall only be used as ancillary offices to support the use of the unit to which it is provided.

Reason:To safeguard the amenities of nearby occupiers in accordance with Policy DE1 and to ensure that the development does not give rise to an unacceptable traffic generation and demand on the site in an out of centre location in accordance with Policies AC2, AC3 and R4 of the adopted Local Plan (2016).

- 4:** The development hereby permitted shall be carried out in strict accordance with the approved arboricultural method statement (Ref. Revised Arboricultural Impact Assessment Tree Protection Plan “ Updated 09/02/2024), inclusive of the recommendations and protection measures identified unless consent is otherwise obtained in writing by the Local Planning Authority.

Reason:To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.

- 5:** Notwithstanding the submitted details, prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, inclusive of the 3m high boundary treatment to the northern boundary, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details and shall include further details of the heavy standard tree species to the northern boundary, within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason:To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.

- 6:** Prior to the first occupation of each unit within the development, the refuse storage area/detail for each respective plot shall be provided in full accordance with the details shown on the approved plans and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.

Reason:In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.

7: No lighting or illumination other than those that have been approved as part of this application (Ref. External Lighting Plan) shall be installed or operated unless and until details of such measures have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.

Reason: To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.

8: Prior to their incorporation into the development, details of:

- window/ door frame colour and materials;
- glazing details;
- cladding details including colour/finish and profile, fixing systems and joint details;
- details of any rainwater goods;
- details of any vents/grilles;
- details of roof top safety rail systems; and
- details of any plant enclosure or similar structures shall be submitted to and approved in writing by the Local Planning Authority.

These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.

9: No removal of trees or hedges shall take place between 1st March and 31st August (inclusive) unless a survey to assess the nesting bird activity on the site during this period has been undertaken by a qualified surveyor, and a scheme to protect any nesting birds identified on the site has first been submitted to and approved in writing by the Local Planning Authority. No trees, hedges or demolition of the existing buildings/structures between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.

Reason: To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2023.

10: No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- (a) a risk assessment of potentially damaging construction activities;
- (b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat);
- (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees);
- (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular);
- (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required);
- (f) responsible persons and lines of communication; and
- (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.

11: Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management, including mitigation and enhancement for species identified on site;
- d) Appropriate management option for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period);
- g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation;
- h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met.

The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.

Reason: In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.

12: Each unit of the development hereby permitted shall not be occupied unless and until the car parking provision for that unit has been constructed and / or laid out, and made available for use by the occupants and / or visitors to the unit and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.

Reason: To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.

13: None of the units hereby permitted shall be occupied unless and until the communal car parking spaces to be provided have been completed and marked out in full accordance with the approved drawings and made available for use by the visitors to the site and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.

Reason: To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.

14: Each respective unit of the development hereby permitted shall not be occupied unless and until cycle parking facilities associated with that unit (as shown on the approved plans) have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

Reason: In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.

15: No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:

- hours of work;
- hours of deliveries to the site;

- the parking of vehicles of site operatives and visitors during the demolition/construction phase;
- the delivery access point;
- the loading and unloading of plant and materials;
- anticipated size and frequency of vehicles moving to/from the site;
- the storage of plant and materials used in constructing the development;
- the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;
- wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
- measures to control the emission of dust and dirt during demolition and construction;
- measures to control the presence of asbestos;
- measures to minimise noise disturbance to neighbouring properties during demolition and construction;
- details of any piling together with details of how any associated vibration will be monitored and controlled; and
- a scheme for recycling / disposing of waste resulting from demolition and construction works.

Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

Reason: The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2016.

- 16:** In the event that contamination or unusual ground conditions are encountered during the development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared for submission to and approval in writing of the Local Planning Authority. Following completion of the measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.

Reason: To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

- 17:** Prior to the commencement of development, a method statement detailing the control of emissions into the air during the demolition/construction phase should be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include:-

- a) proposed hours of work;
- b) map with nearest receptors and distances for dust and noise;
- c) noise impact on nearest neighbours and control measures as required;
- d) monitoring methods and measurement locations for dust and noise recording details;
- e) dust mitigation measures;
- f) contact details for responsible persons and site personnel training; and
- g) information provision and liaison with local residents.

The development shall only proceed in full accordance with the approved details.

Reason: To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the

18: The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to an approved in writing by the Local Planning Authority.

Reason: To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.

19: The Framework Travel Plan (Ref. Medical Research Council Trust c/o Nuveen Real Estate xlcove/2304023. Dated February 2024) hereby approved shall be implemented in full accordance with the details specified therein. The Travel Plan as approved shall be monitored and reviewed in accordance with the approved targets.

Reason: In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.

20: No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

Reason: To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.

21: i. Prior to the commencement of the development hereby permitted (excluding any demolition to slab level, site clearance or preparatory works), a scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:- General below ground attenuation, aimed solely at managing the quantity of water on site. - Water quality control mediums such as permeable paving aimed at improving the quality of water passing through the system. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City".

ii. The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a suitable vortex flow control mechanism (or mechanisms) limiting the total site discharge offsite to 5 l/s.

iii. A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.

iv. Prior to the commencement of any works on site, provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials. This should be covered under environmental risks in the Site Specific CEMP.

v. Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building(s) will be protected in such an event.

vi. Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.

vii. The Demolition Management Plan should identify the risks to underground drainage and other buried services and should provide a management strategy to reduce damage and prevent blockage.

viii. Any remaining drainage should be marked on a plan and at the ground surface and should be capped to prevent the ingress of construction materials.

ix. Foul drainage plans

Reason: To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water. To provide opportunities and increase the interaction of people with water, in accordance with section 8.7.2 Design Principle of the SFRA. Furthermore, to provide for betterment in watercourse quality, in line with the Water Framework Directive and in accordance with Policies EM4 & EM5 of the Coventry Local Plan 2016.

22: Prior to first occupation of any of the buildings hereby permitted, a 3.00m acoustic barrier along the northern boundary of the site, positioned between Units 6 and 7, in the location shown on C286-CMP-SI-ZZ-DR-A-00110 Rev PL2, shall be installed on site and shall be maintained in perpetuity thereafter.

Reason: To ensure that the development incorporates sufficient mitigation measures to minimise the impact of noise and disturbance due to the proximity of neighbouring residential occupiers in accordance with policies H5 and DE1 of the adopted Local Plan (2016).

23: Notwithstanding any information submitted with this application, operational activities during night time hours between 2300 and 0700 hours on any day occurring from the external areas of the development hereby approved, shall not exceed a period noise level of 45dB LAeq when measured at the nearest noise sensitive residential receptor.

Reason: To ensure that the development incorporates sufficient mitigation measures to minimise the impact of noise and disturbance due to the proximity of neighbouring residential occupiers in accordance with policies H5 and DE1 of the adopted Local Plan (2016).

24: No below ground level works shall commence unless and until a Desk Study for Potential Unexploded Ordnance Contamination and a risk mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in strict accordance with the approved details.

Reason: To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

In determining the application Coventry City Council have made the decision in a positive way to foster the delivery of sustainable development, working proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Coventry Local Plan 2016 set out below, and to all relevant material considerations, including the National Planning Policy Framework, and Supplementary Planning Guidance.

The City Council have worked in a seamless and timely manner to undertake the necessary liaison and negotiation with the applicant, third parties and statutory consultees (at the application and pre-application stages) to look for solutions which seek only high quality sustainable development.

Health Impact Assessment SPD

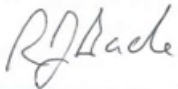
Trees and Developer Guidance SPD

Coventry Connected SPD

Air Quality SPD

Biodiversity SPD

Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy DE1: Ensuring High Quality Design
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM6: Redevelopment of Previously Developed Land.
Policy EM7: Air Quality
Policy GE1: Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy HW1: Health Impact Assessments (HIA)
Policy IM1: Developer Contributions for Infrastructure
Policy JE1: Overall Economy and Employment Strategy
Policy JE2: Provision of Employment Land and Premises
Policy JE3: Non-Employment Uses on Employment Land
Policy JE4: Location of Office Development
Policy JE5: Location of R&D, Industrial and Storage/Distribution Development
Policy JE7: Accessibility to Employment Opportunities
Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy H5: Managing Existing Housing Stock



Rob Back
Strategic Lead for Planning

PL/2023/0002554/FUL 09/05/2024

Notes to Applicant

ALL DEVELOPMENTS WITHIN COALFIELD STANDING ADVICE AREAS

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. It should be noted that this site may also lie within an area where a current licence exists for underground coal mining. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

DISCHARGE OF CONDITION

If one or more of the conditions listed in this decision notice require you to submit further information to the City Council for approval then those details are to be submitted online via the Planning Portal (www.planningportal.gov.uk) .

The receipt of such details will be acknowledged, and a further decision notice will be issued following full consideration.

BUILDING REGULATIONS

This is not an approval under the Building Regulations and is subject to due compliance with the Building Regulations, local Acts and Regulations and with all other relevant statutory provisions in force in Coventry and nothing herein contained is to be regarded as dispensing with such compliance beyond the extent herein specified. This determination does not modify or affect any personal or restrictive covenant applying to the land or any right of any person entitled to the benefit thereof.

PARTY WALL ACT

You are advised that if your proposal involves works covered by the Party Walls etc Act 1996. You are recommended to seek independent advice. Booklets are available from HMSO. Please be aware that if any part of the development (such as foundations, guttering, windows, ventilation systems or pipes etc.) overhangs or encroaches onto land or buildings outside of your ownership; or involves works and / or access to land or buildings outside of your ownership; you will need the owner's permission before undertaking any development. This determination does not override or authorise the breach of any private ownership rights; and any development undertaken without the consent of the landowner and in breach of any private ownership rights could give rise to civil proceedings brought by the owners of those rights.

PROTECTED SPECIES

A number of protected species are found in Coventry. Please be aware that any development may have implications and / or adverse impact on species and habitats which are protected by the Wildlife & Countryside Act 1981; the Habitat Regulations 1994; the Conservation of Habitats & Species Regulations 2010 and by other European Legislation. The permission given by this notice does not override the protection afforded to these species and their habitats. Please be aware that it is the developers / landowners / contractors responsibility to ensure that any work being carried out will not harm any protected species. For more information on protected species please visit <http://www.naturalengland.gov.uk>. If evidence of protected species is found, work should stop immediately while Natural England is contacted and advice on the best way to proceed is sought. If any conditions concerning protected species are attached to this decision you are advised to submit any necessary discharge of conditions applications at the earliest opportunity.

APPEAL TO SOS

It is important to note that if you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals must be made using a form which you can get from the Secretary of State at

Temple Quay House,

2 The Square, Temple Quay,

Bristol BS1 6PN

(Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

APPEAL ALL OTHER

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

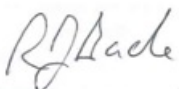
APPEAL PURCHASE NOTICE

If permission to develop land is granted subject to conditions, whether by the City Council or an appeal by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or may be permitted. In these circumstances, the owner may serve a purchase notice on the City Council requiring the Council to purchase the interest held in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a referral of the application to the Secretary of State.

The circumstances in which such compensation is payable are set out in Section 114 and Part II of Schedule 3 of the Town and Country Planning Act 1990 (or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings).

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