
COMMITTEE REPORT 9

Planning Committee

18/12/2008

Report of City Planning Manager

APPLICATION No. - 54810

Description of Development - The redevelopment of Cardinal Wiseman School, including demolition of 3 existing blocks and replacement with a new two to three storey development linked to existing retained buildings (Outline application with means of access being discharged).

Site - Cardinal Wiseman Rc School Potters Green Road

Applicant - Mr Colin Green Coventry City Council

Ward - Henley

INTRODUCTION

- The purpose of this report is to consider the above application.

RECOMMENDATION

- Planning Committee are recommended to delegate to officers the grant of planning permission subject to appropriate conditions.

DESCRIPTION OF APPLICATION SITE

- The application site is approximately 8.48 hectares and consists of the school buildings to the north of the site. The school playing fields are to the south of the school buildings and these are outside of the red line site.
- The school buildings and the playing fields are not located within the Green Belt.
- Residential dwellings surround the school to the north, east and west.
- There is currently a single point of access from Potters Green Road to the north of the site.
- The dwellings on Potters Green Road face the school buildings and entrance and are set approximately 20m from the application site. There is a minimum separation distance of approximately 23m from these properties and the existing three storey teaching blocks.
- There is a lay-by leading to the main entrance gate and this continues on to a lay-by for buses just beyond the entrance itself.

- The boundary treatment to Potters Green Road consists of palisade fencing, mostly untreated, with tree planting and hedgerow along the boundary and to the front of the bus lay-by.
- The buildings fronting Potters Green Road consist of a two storey block to the east of the entrance with single storey structures to the west. Beyond the single storey structures there are two three-storey wings with blank elevations to Potters Green Road.
- The buildings on site consist of a mixture of single, two and three storey structures of differing styles which date from 1950s through to 1980s. It underwent significant remodelling during the 1990s.
- The main entrance leads to an area of car parking with further gates and parking beyond.
- The parking to the frontage and within the built up area provides parking for approximately 102 vehicles.
- Cardinal Wiseman is an 8 form entry Catholic co-educational specialist language college. The existing cohort includes 1180 students from 11-16 years and 199 students post 16 years.
- There are currently 162 (full time equivalent) staff
- A nature conservation site lies approximately 50m to the south of the school fields and approximately 340m to the south of the application site.

PROPOSAL

- This outline application (with only access to be determined at this stage) proposes demolition of the two three-storey teaching blocks and sixth form block and replacement with new two and three storey teaching blocks, formation of a new entrance and administration area at the front of the school and refurbishment of existing two storey maths building to create new stand-alone sixth form centre. .
- The buildings to be demolished have a gross internal floorspace of 2,175 sq.m. The new building will have a gross internal floorspace of 4,294 sq.m which gives a net increase of 2,119 sqm. The buildings will be two and three storeys with a height of up to 12m.
- The existing entrance is to be upgraded to provide better separation for pedestrians and vehicles.
- The Design and Access Statement identifies the following strategic brief:-
 - Re-configures and improve main entrance to create a more positive approach.
 - Replace poor grade and unsuitable three storey teaching accommodation.
 - Improve the linkage between areas of accommodation with improved grouping of learning areas.
 - Improve the provision for staff and administration.
 - Increase the provision of contemporary flexible learning areas.
 - Provide for a differentiated palette of teaching and learning areas.
 - Improve accessibility to all areas.
 - Enhance ICT provision.
 - Retain the existing swimming pool.
- The redevelopment of the site will remain as the existing use. The profile of the new facilities will be as follows:-

- Student cohort : 1,437 co-educational ages 11-18 with approximately 8 forms of entry at approximately 210 students per year and including a sixth form of 237.
- Full time staff : approximately 173 including approximately 97 teaching staff.
- A Development Control Masterplan submitted with the application purely provides an indicative layout and one possible solution to the development of the site.
- The indicative layout proposes:-
 - Demolition of two three-storey teaching blocks fronting Potters Green Road.
 - Replacement two and three storey building linking into existing buildings. Maximum height 12m.
 - Creation of new front entrance/enhanced front of house facilities.
 - Retain the existing swimming pool.
 - Internal remodelling of the existing maths building to create new standalone sixth form centre with separate direct access.
 - All perimeter fences will be a minimum of 2m height and will be designed to Secured by Design standards. Details will be confirmed as part of the subsequent full planning application.
- The application is supported by the following documents:-

BSF Strategy for Change 2 and Outline Business Case Extracts

This evaluates three options; 1) complete new-build replacement school, 2) part replacement and partial targeted re-modelling/refurbishment of existing, 3) complete refurbishment. Option 1 was not economically justifiable as a significant proportion is in reasonable condition and the school is not designated a high priority for replacement. The existing layout mitigates against addressing a number of key transformational objectives without significant intervention and reconfiguration of some key front of house areas which would require extensive decanting and temporary accommodation. Option 3 was not therefore the preferred option. Option 2 provides a well targeted improvement, which is economically viable and addresses a significant proportion of the transformational objectives. Several options for the location of new build were explored to eliminate the need for temporary accommodation. Option 2 was therefore the preferred option.

Archaeological Survey

The desk top archaeological survey indicates that the site is located in the vicinity of a medieval settlement and is believed to have been located within enclosed farmland since the medieval period. Based on the current development proposal ground works are not anticipated in areas of known medieval or post medieval features. However, the report indicates that there is potential for previously unrecorded archaeological remains to survive within the site limits and the level of truncation caused by the current school buildings has not been established. As a result the Council's Archaeologist may request an additional assessment in line with Policy BE15.

Arboricultural Survey

The existing trees within the area of site where development is proposed have been surveyed. This identifies those trees which it is anticipated will need to be removed to allow for development of the new school, although this may be varied by the detailed design proposals proposed by the selected LEP partner. The only trees affected by the proposed development area few relatively small trees within the front courtyard and a limited number of trees in the area of the new visitors car park.

Environmental Desk/Ecological Survey

The report concludes that the site is designated as a local ecosite. However, based on field observations and desk study information available at the time of study, the majority of the site is dominated by habitats of low ecological value, such as amenity grassland, buildings and hard standing. Some areas, mostly at the periphery of the site, including the areas of semi-improved grassland, scattered semi-mature and mature trees and hedgerows are of higher ecological value.

There is a bat record from within the site and although the buildings only offer limited potential for roosting bats, several of these buildings will be demolished. As not all of these buildings could be assessed in detail for their bat potential it is recommended that a precautionary approach be adopted and a bat survey undertaken.

Although there is a common frog record within the site and great crested newts within foraging range of the site, the habitats present offer low potential for use by amphibians or reptiles and no further survey is considered necessary in respect of these species.

Other protected species may use the site for passage and foraging, though no evidence of the species was confirmed during the site visit. It is not considered likely that any development at the site would significantly adversely affect any local population.

The trees and shrubs within the site provide good nesting opportunities for birds and if any would be removed as part of any development of the site, then there would be potential for an offence under the Wildlife and Countryside Act unless care was taken to avoid any disturbance.

Whilst the improved grazed grassland areas are currently of a low ecological value, they are likely to have higher educational value.

The site may also support a number of invertebrate and small mammal species in the peripheral habitats, although any impacts from development of the site are likely to be significant. It is not considered likely that the site supports any other protected or notable species. Overall, the site is considered to be of low to medium ecological value at the parish level.

The desk top environmental survey and other site records do not indicate any contamination. A detailed site investigation will however be carried out

in conjunction with the future detail design and the results of this will be taken account of in the full planning application.

Surveys – Topographical and Drainage

Drawings have been submitted to show topographical and drainage surveys.

Travel Plan

Highlights objectives of the travel plan and provides targets for what it hopes to achieve. The document is part of the School Development Plan and will be monitored and reviewed on a regular basis.

Flood Risk Assessment

An initial assessment indicates that the nearest flood risk from natural water courses lies to the south of the site beyond the B4082 along the course of the River Sowe. As the area of proposed development is focussed at the northern end of the site, which is a significant distance from the flood zone, and within the area of the existing buildings this should not constitute a planning constraint on the siting of the replacement accommodation.

Consultation Feedback

Various consultation meetings have been held with the City Council, Governors, staff, pupils and parents. Summary of matters arising from public consultation held at Cardinal Wiseman School on Wednesday 14th October 2008 and action taken to address any areas of concern:-

- The condition of Potters Green Road. General feeling is that it is not wide enough to cope with existing traffic and that construction traffic will cause congestion.
The proposals include improvements to the management of the existing access which should help to alleviate some of the existing problems. Access for construction traffic will be managed with restricted delivery times and on site vehicle cleaning.
- Car Parking. Concern that there is already insufficient parking at the school with staff having to park on the street and improvements will make it more popular and the problem worse.
The proposals include some additional on-site parking to suit the projected numbers of staff.
- Health and safety. Concern about length and complexity of the construction programme with pupils, staff and buses also negotiating the site.
Construction access is referred to above. The construction programme will depend on the actual details of the proposed scheme which will be the subject of the future full planning application, but subject to the details of the final scheme a carefully co-ordinated construction programme will be an essential requirement.

RELEVANT PLANNING HISTORY

- 11861 – Erection of a secondary modern school 10/10/56

- 13175 – Erection of girls secondary modern school 16/04/58
- 13175/A – Erection of girls grammar school 13/07/60
- 11861/A – Planning permission for Erection of convent and chapel 11/01/61.
- 11861/B – Erection of convent and chapel amended details to roof approved 17/05/61.
- 11861/C – Planning permission for extensions to convent 11/10/61.
- 13175/B – Erection of extensions to secondary school 13/01/67.
- 25419 – Erection of two storey house block, single storey sixth form block, single storey swimming pool, changing rooms, boiler room and plant room block, new staffroom 02/12/70
- C/44732 – Erection of steel palisade security fencing and gates 2m high 18/03/93
- 25419/D – Refurbishment of existing premises to include new roof, windows and cladding approved 1997
- 44732/A – Erection of chemical treatment unit withdrawn 20/06/00
- 25419/E – Replacement roof on existing swimming pool, refurbishment of exterior and installation of new air handling equipment 29/03/02
- The application was the subject of a Screening Opinion as it fell within Schedule 2 category 10b of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 (an infrastructure Development Project). Under delegated powers it was determined that an Environmental Impact Statement was not required.

DEVELOPMENT PLAN POLICIES AND OTHER POLICY GUIDANCE

- CDP: OS4, EM4, EM5, EM6, EM8, AM1, AM8, AM9, AM11, AM22, BE2, BE20, BE21, GE1, GE14, GE15, H8, SCL2, SCL6, SCL7
- SPG – Urban Design [2004] ; Delivering a More Sustainable City (revised draft August 2008)
- RSS (adopted 2004): UR4, QE1, QE3, QE4, QE6, QE9, T1, T2, T3, T4,
- RSS (Phase 2 revision (draft) Preferred Option) (December 2007): SR3, SR4
- PPS1, PPG13, PPG17, PPS23, PPG24, PPS25,

CONSULTATION RESPONSES

- Sport England – Raise no objections but have commented that there appears to be a tree planting scheme on the playing fields adjacent to the tennis courts. If this was the case Sport England would object to any landscape scheme which created this situation. They also have concerns that there are some tennis courts within the red line site boundary which may be affected by the development. They would require details if this was the case to ensure that there is no loss of these facilities.
- West Midlands Fire Service confirm that all appears satisfactory from a Fire Authority point of view subject to the following:-
The approval of Building Control will be required with regard to Part B of the Building Regulations 2000.
- WM Police, Crime Reduction and Architectural Liaison Officer has commented that would encourage that the development of any new educational properties be built to "Secured By Design" specifications with an accreditation being applied for by the developers.

- Severn Trent Water has no objection subject to the inclusion of the following condition:
"There is a public sewer which crosses the site. No building shall be erected or trees planted within 5 metres of this sewer. The applicant may wish to apply to Severn Trent Water to divert the sewer in accordance with section 185 of the Water Industry Act 1991."
- The Environment Agency raise no objection but recommend the following condition:-
"The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) carried out by gta civils ltd on behalf of Coventry City Council, reference 3268/2.3 dated October 2008 and the following mitigation measures detailed within the FRA:
 1. The outflow on the surface water drainage scheme must be set at 20.71/s by the use of a hydrobrake.
 2. Limiting the surface water run-off generated by the 1 in 100 year plus 20% return even so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 3. The main 300mm diameter outfall from the site will be CCTV surveyed to establish its condition and the results submitted.
- Local Highway Authority :
 1. Uncertain on the accessibility of the waste vehicle and requested details of waste vehicle tracking to demonstrate accessibility, turning head and egress.
 2. Due to the proposed increase in 155 cycle provision possibility of upgrading and tying in the cycle route network to enable safe cycle routes to the school

PUBLIC RESPONSES

- Notification letters were sent to 451 properties within the following streets on 04/11/08; Woodway Walk, Minton Road, Woodway Lane, Yewdale Crescent, Wedgewood Close, Doulton Close, Potters Green Road, Pancras Close, Frankwell Drive, Kingsley Terrace, Chelsey Road, Watcombe Road, Winston Avenue.
- Site and press notices were posted on 6/11/08.
- Representations have been received from the occupiers of 36 Potters Green Road who object on the following grounds:-
"For a number of years the school, Local Authority and Police have been aware of the major problems caused in Potters Green Road, with regard to access to the school grounds and parking facilities. The current car park within the school grounds does not cater sufficiently for people who work and visit the school. Therefore cars, double-decker buses, coaches and lorries have to park on the public highway. This causes major traffic chaos and several of the residents in the street have been verbally abused by inconsiderate parents parking on or across private drives. Potters Green Road was never built to accommodate the large volumes of traffic that visit the school. There are several houses in the street that have suffered subsidence as a consequence of the traffic.

The above problem has not been taken into consideration as part of the redevelopment. This is the ideal opportunity to address this situation before someone gets injured."

- The occupiers of 46 Potters Green Road have raised concern about traffic problems and potential overlooking and loss of privacy from the proposed three storey building.

ISSUES

- Policy SCL6 states that the City Council will support new, expanded and improved education facilities in suitable locations where the environmental impact of the proposal is acceptable in the nearby area.
- Policy SCL7 states that proposals to provide or improve schools or colleges of further education will be considered on the basis of;
 - Compatibility with nearby uses;
 - Accessibility by a choice of means of transport; and
 - Compatibility with other Plan policies.
- Policy AM22 states that new developments will be required to have safe and appropriate access to the highway system, together with satisfactory on-site arrangement for vehicles manoeuvring, by means which avoid danger or inconvenience to pedestrians, cyclists or drivers.
- This is an outline application for which all matters are reserved except for access.
- The proposal is to retain the existing pedestrian and vehicle access from Potters Green Road but for this to be upgraded and generally improved with better separation between pedestrians and vehicles.
- Drop-off for buses and cars will remain outside the school site within the existing lay-by.
- The up-graded pedestrian approach to the new main entrance is via a generous pedestrian plaza.
- Service access is to remain as existing along the eastern boundary with access to the kitchens and main service areas in this area.
- A resident has raised concern about on-street parking with insufficient parking on site and that Potters Green Road wasn't built to accommodate the large volumes of traffic.
- There is currently on-site parking for approximately 102 vehicles. Alterations are proposed to provide parking in several separate zones. This will provide a total of 109 parking spaces. This increase in provision is based on 1 additional space per 2 full time members of staff with extra provision for the peripatetic staff. The application is also accompanied by a Green Travel Plan that aims to encourage travel by means other than private motor car.
- The proposals incorporate secure cycle parking for 161 cycles adjacent to the main entrance within a supervised entrance plaza with cycle routes within the site boundary. Cycle parking is currently provided for 20 cycles within existing central courtyard. The original cycle shed was in a poor state of repair and inappropriately located so was converted to a walled garden and is now used as part of the rural studies curriculum. I consider that the proposals will be a considerable improvement upon cycle parking although

unlikely that there are funds available through BSF to extend this provision outside of the application site.

- There are no changes proposed to the existing service arrangements for the waste vehicles etc and I am not aware that there are any problems with the current arrangements.
- It is proposed that construction traffic will have access from the existing lay-by to an area immediately adjacent to the blocks to be demolished.
- The proposed extension is within an established school site and therefore the principle of extending the school is in accordance with your policies.
- The application proposes demolition of the two three-storey teaching blocks fronting Potters Green Road. I do not consider these add any architectural interest to the street scene and their replacement should provide the opportunity for an improved design at reserved matters stage.
- The occupiers of 46 Potters Green Road have raised concern about loss of privacy from a new three storey building. The building, whilst indicative at this stage, is shown at a minimum of 30m from no. 46 which exceeds the minimum distance of 23m that would be required between three and two storey buildings. The position of windows in the elevations of the new building will be a consideration at the detailed design stage.
- Whilst the siting and design are not matters for approval under this outline application, the planning statement indicates that the new building will be two and three storeys and up to 12m in height.
- The indicative masterplan submitted with the application indicates that an extension of the size and massing proposed can be satisfactorily accommodated on the site and will maintain minimum separation distances between buildings thus ensuring that there will be no demonstrable detriment to amenity of nearby residents through loss of privacy or visual dominance.
- The indicative siting is between the existing three-storey teaching blocks following their demolition. It is not proposed to project forward of the existing blocks to be demolished and is indicated as being no more than 1m higher than these blocks. Therefore, subject to satisfactory design, the replacement building is considered to be acceptable in principle.
- BREEAM (The Building Research Establishment's Environmental Assessment Method) 'Very Good' will be required across Coventry BSF which will address a range of provisions including ventilations, natural lighting and sustainable construction.
- The buildings to be demolished have a gross internal floorspace of 2,175 sq m. The new building will have a gross internal floorspace of 4,294 sqm which gives a net increase of 2,119 sq m. The buildings will be contained within the built form of the existing school and the scale of the extensions are considered to be appropriate in this location.
- The proposals anticipate an increase in student and staff numbers. There are currently 1379 pupils across the 8 forms and 162 (FTE) staff including 93 teaching staff. 1473 students are expected giving an additional 94 (7%). Staff numbers are expected to increase to 173 giving an additional 11 (7%).
- The general landscape principles proposed and scope and range of external works are;
 - New hard and soft areas surrounding the new building

- New tree and shrub planting to the frontage of Potters Green Road
- New tree and shrub planting within the site
- New areas for replacement animal compounds as appropriate within the vicinity of the new buildings.
- Details of the proposed new planting will be included within the full planning application. However, some of the new car park area comes within the root protection areas of trees 846, 847, 835 and 837. It is also noted that the arboricultural information is not in accordance with BS5837:2005. A condition is therefore recommended to require a Tree Protection Plan to BS5837 prior to commencement of any work on site.
- The site is considered to be of low to medium ecological value. However, there is a bat record from within the site and not all of the buildings could be assessed in detail for their bat potential. In line with the recommendations of the ecological survey, a condition requiring a bat survey is recommended.
- The archaeological survey indicates that the Council's Archaeologist may request an additional assessment in line with Policy BE15. However, the Planning Archaeologist considers any potential to be low and has not requested further assessment.
- None of the proposed works will have any impact on either existing indoor or outdoor sports facilities which are considered to be well provided for with a good sports hall and associated indoor facilities plus adequate field areas. The site is 8.48 hectares and has 4,760 sqm of hard courts and 51,000 sqm of pitch area. For a site of 8.8 hectares BB98 recommends 3,474 sqm for hard courts and 51,295 sq m for pitches. The existing swimming pool has been up-graded recently and will continue to be available for an appropriate level of community use.
- Sport England have commented that they would object if new planting is proposed alongside the tennis courts. This is existing planting and no new planting is indicated in the vicinity of the tennis courts.
- The desk top survey and other site records did not indicate any contamination but the applicants have indicated that a detailed site investigation will be carried out at the detailed design stage. Environmental Protection have advised that the site lies close to an area of made ground which has the potential to produce landfill gas and a condition is recommended to require a desktop study and a judgement by a consultant about the potential risk posed at the site and the need for gas monitoring and a site investigation.

CONCLUSION

I therefore recommend that outline planning permission be granted subject to appropriate planning conditions.

SCHEDULE

Condition(s)

- 1. The approval of the Council shall be obtained to the following reserved matters before any development is commenced viz:-
the layout of site and its relationship with adjoining development;
the scale of the buildings;
the appearance of the buildings;
the landscaping of the site.**
- 2. Application for approval of the matters referred to in Condition One above must be made within 3 years of the date of this permission.**
- 3. The development to which this permission relates shall begin within 3 years of the date of permission or within 2 years of the final approval of the reserved matters, whichever is the later.**
- 4. The reserved matters to be submitted in accordance with Condition 1 shall include details of all earthworks, mounding and the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings.**
- 5. The development hereby permitted and any subsequent reserved matters and/or discharge of conditions shall at all times comply with the following requirements as illustrated on Plan No. 987-CW-PL-04 (hereinafter referred to as the Framework Plan) accompanying this permission and furthermore shall ensure that;**
 - (a) Any building shall be located in the general positions shown on the framework plan and shall include an entrance/teaching block**
 - (b) No building shall exceed 12 metres in height.**
 - (c) No building shall project further forward than the existing building line**
 - (d) Cycle storage facilities shall be provided**
 - (e) Pedestrian routes shall be provided**
 - (f) Car parking for both school and community uses shall be provided**
- 6. No building shall be used until the approved cycle parking facilities have been provided and made available for use in accordance with details to be submitted to and approved in writing (or any subsequently approved documents) and thereafter those facilities shall remain available for use at all times unless alternative measures have been approved by the Local Planning Authority.**
- 7. No building shall be brought into use unless and until the car parking spaces including 5% disabled car parking spaces and manoeuvring/service areas, to be submitted to and approved in writing by the Local Planning Authority, have been provided and made available for use. Thereafter those spaces shall be available at all times for the parking of motor vehicles.**
- 8. The development shall only be undertaken in accordance with drainage details, incorporating Sustainable Drainage Systems (SUDS) and responding to the hydrological conditions (soil permeability, watercourses etc) within the application site, which have been submitted and approved by the local planning authority. The approved systems shall thereafter be retained unless alternative drainage methods have been approved by the local planning authority.**
- 9. The reserved matters to be submitted in accordance with condition 01 shall only be undertaken in accordance with details of both hard and**

soft landscaping works which have been submitted to and approved in writing by the local planning authority to accord with condition 01. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing materials. The hard landscaping works shall be completed in full accordance with the approved details within 3 months of the first occupation of the residential accommodation hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree or shrub which within a period of 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation.

10. No buildings shall be demolished unless a bat roost survey has been undertaken and any mitigation measures required implemented and thereafter maintained unless otherwise agreed in writing with the Local Planning Authority.

11. Prior to the demolition of any buildings within the site details of the routing of construction traffic shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall take place in accordance with approved details.

12. No development shall commence until details of the proposed phasing of the development including plans showing access arrangements; car parking and the interim surface and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with approved details.

13. The development hereby permitted shall only be undertaken in accordance with a scheme of site investigation that has been carried out to determine the nature and extent of land contamination within the application site and whose results together with remedial measures have been submitted to and approved by the local planning authority. If during the development works any further contamination is discovered, detailed proposals for its remediation shall also be submitted to and approved by the local planning authority. The development must not be occupied until remediation measures have been carried out in full accordance such approved details and a soil validation report has been submitted to and approved by the local planning authority.

14. The development shall proceed only in accordance with detailed 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, which shall have been submitted to and approved in writing by the local planning authority. Such approved measures shall thereafter continue while construction operations are taking place.

15. The development hereby permitted shall only be undertaken in accordance with a risk assessment for air pollution from the demolition and construction phase (using "The control of dust and emissions from construction and demolition - Best Practice Guidance) to be submitted to

and approved in writing by the Local Planning Authority and thereafter the development shall take place in accordance with the approved details.

16. Upon first use of the proposed entrance/teaching block the provisions of the Travel Plan, forming part of the approved documentation (or any subsequently approved variation or amendment) shall be implemented and be in operation and thereafter shall remain in effect unless otherwise agreed in writing by the Local Planning Authority.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that order with or without modifications) no external plant, machinery or replacement equipment shall be installed, erected or replaced on the proposed entrance/teaching block and sports hall without written approval of the Local Planning Authority.

18. Before any of the new buildings are first occupied provision for disabled people to gain access in and throughout that building shall have been made in accordance with details submitted to and approved by the city Council. No alterations to such access arrangements shall thereafter be made without the prior approval of the City Council and any equipment forming part of such arrangement shall be kept available for use by disabled people.

Reason(s)

1. To comply with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.
2. To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
3. To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
4. To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy BE2 of the Coventry Development Plan 2001.
5. To ensure a comprehensive and well planned redevelopment of the site in accordance with Policies OS4, GE2, GE4, AM1, SCL6 and SCL7 of the Coventry Development Plan 2001.
6. 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 OS4 and AM12
7. In order to secure the satisfactory provision of facilities and access for disabled persons in accordance with Policy OS9.
8. To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and OS4 of the Coventry Development Plan 2001.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE9, BE2 & BE20 of the Coventry Development Plan 2001.

10. In the interests of nature conservation in accordance with Policy GE13 of the Coventry Development Plan 2001.
11. In order to protect the amenities of local residents in accordance with Policies EM5 of the Coventry Development Plan 2001.
12. To ensure the satisfactory phasing of the development in the interests of highway safety in accordance with Policies AM22 of the Coventry Development Plan 2001.
13. To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.
15. In order to protect the amenities of neighbouring properties in accordance with Policy EM5 of the Coventry Development Plan 2001.
16. To ensure that sustainable transport options for the site are optimised in accordance with Policies AM1, AM9, AM10 and AM12 of the Coventry Development Plan 2001.
17. In order to protect the amenities of occupiers of nearby properties in the locality in accordance with Policy EM5 of Coventry Development Plan 2001.
18. For the safety and convenience of all pedestrians, but in particular, the elderly, the disabled, and wheelchair, pram and pushchair users and in accordance with Policies AM22 & AM9 of the Coventry Development Plan 2001.

LIST OF BACKGROUND PAPERS

PROPER OFFICER: City Planning Manager

AUTHOR: Claire Tucker – Team Leader – Major Projects
(024) 7683 1224

PAPERS OPEN TO PUBLIC INSPECTION (all at City Development Directorate, Civic Centre 4, Much Park Street)

Planning Application File: 54810

Coventry Development Plan 2001

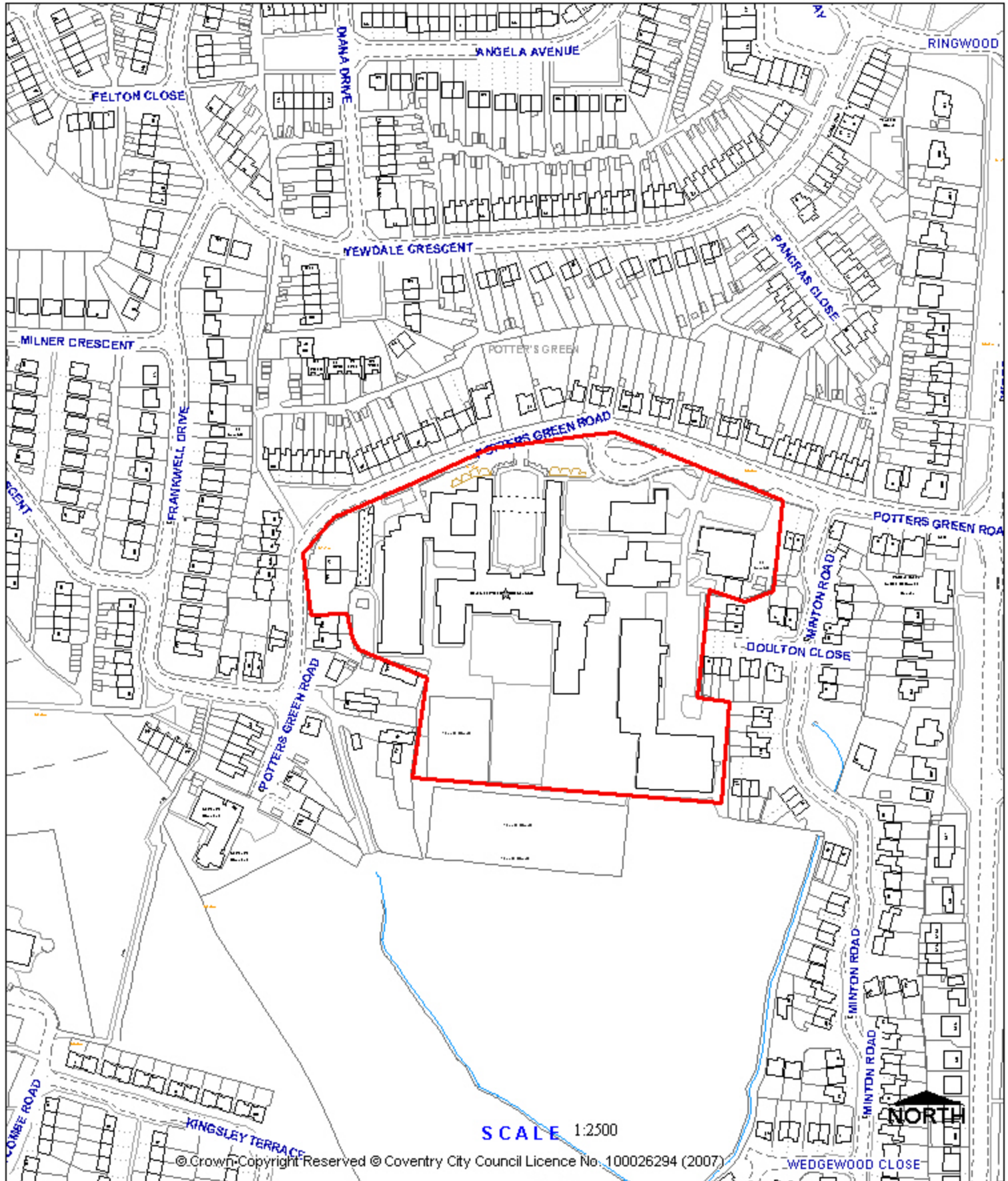
Regional Planning Guidance for the West Midlands, RPG11, June 2004

CASE OFFICER: Anne Lynch
R/2008/2051

SITE LOCATION PLAN

APPLICATION
NUMBER - 54810

LOCATION - CARDINAL WISEMAN RC SCHOOL
POTTERS GREEN ROAD



SITE PLAN AS EXISTING 1:1000 @ A1 - OCTOBER 2008

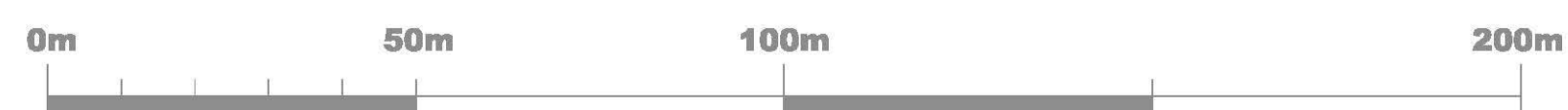


KEY

1. English & Maths block
2. 6th Form Block
3. Pool 7 Changing
4. Art & Technology Block
5. Dining & Kitchen
6. Sports Hall
7. School Hall
8. Teaching Block
9. Courtyard
10. Science Block
11. Music & Drama
12. Parking – approx 102 existing spaces
13. Tennis Courts
14. Grass football pitch
15. Small walled garden – previously cycle shed
16. Site Supervisors House

KEY

- Site Boundary & Secure Fence Line
- Secure Fence Line Within Site
- Gated Access Point
- Main School Entrance
- Vehicular Entrance
- Pedestrian & Cycle Entrance
- Trees Outside Site Boundary
- Trees Refer to Arboriculture Schedule Appendix 3 of Supporting Statement
- Parking
- Hard Landscaping & Foot Paths
- Roads
- Soft Landscaping / Grass & Shrubs
- Existing Built Form
- +70.00** Existing Levels



SITE PLAN AS PROPOSED 1:1000 @ A1 - OCTOBER 2008



KEY

1. Entrance Plaza
2. New 3 storey building (Phase 1)
3. New 2 storey building blocks (Phase 2)
4. New 2 storey building & atrium (Phase 2)
5. Enlarged Courtyard
6. Science
7. Music & Drama
8. School Hall
9. Sports Hall
10. Pool & Changing
11. Art & Technology
12. Dining / Kitchen
13. English & Maths Block
14. New Parking Provision:
 - Staff: 14 spaces (site total 87)
 - Visitor: 10 spaces (site total 17)
 - Accessible: 5 spaces (site total 5)
 - Mini Bus Parking: 4 spaces (site total 4)
15. Existing Parking Area A
 - Staff: 18 spaces (site total 87)
 - Visitor: 7 spaces (site total 17)
16. Existing Parking Area B
 - Staff: 55 spaces (site total 87)
17. Small walled garden – previously cycle shed
18. Cycles (site total 161)
19. Existing tennis courts
20. Existing grass football pitches
21. Site Supervisors House
22. Waste storage & collection point

- Gated Access Point
- Site Boundary & Secure Fence Line
- Secure Fence Line Within Site
- Main School Entrance
- Vehicular Entrance
- Vehicle Direction
- Pedestrian & Cycle Entrance
- Trees Outside Site Boundary
- Existing Trees – Refer to Arboriculture Schedule Appendix 3 of Supporting Statement
- New Trees
- Removed Trees – Refer to Arboriculture Schedule Appendix 3 of Supporting Statement
- Parking

- Hard Landscaping
- Sports Surface
- Roads
- Soft Landscaping / Grass & Shrubs
- Removed Buildings
- Proposed Built Form
- Portion of Existing School Building Retained
- Existing Levels as DWG PL02
- Proposed Levels



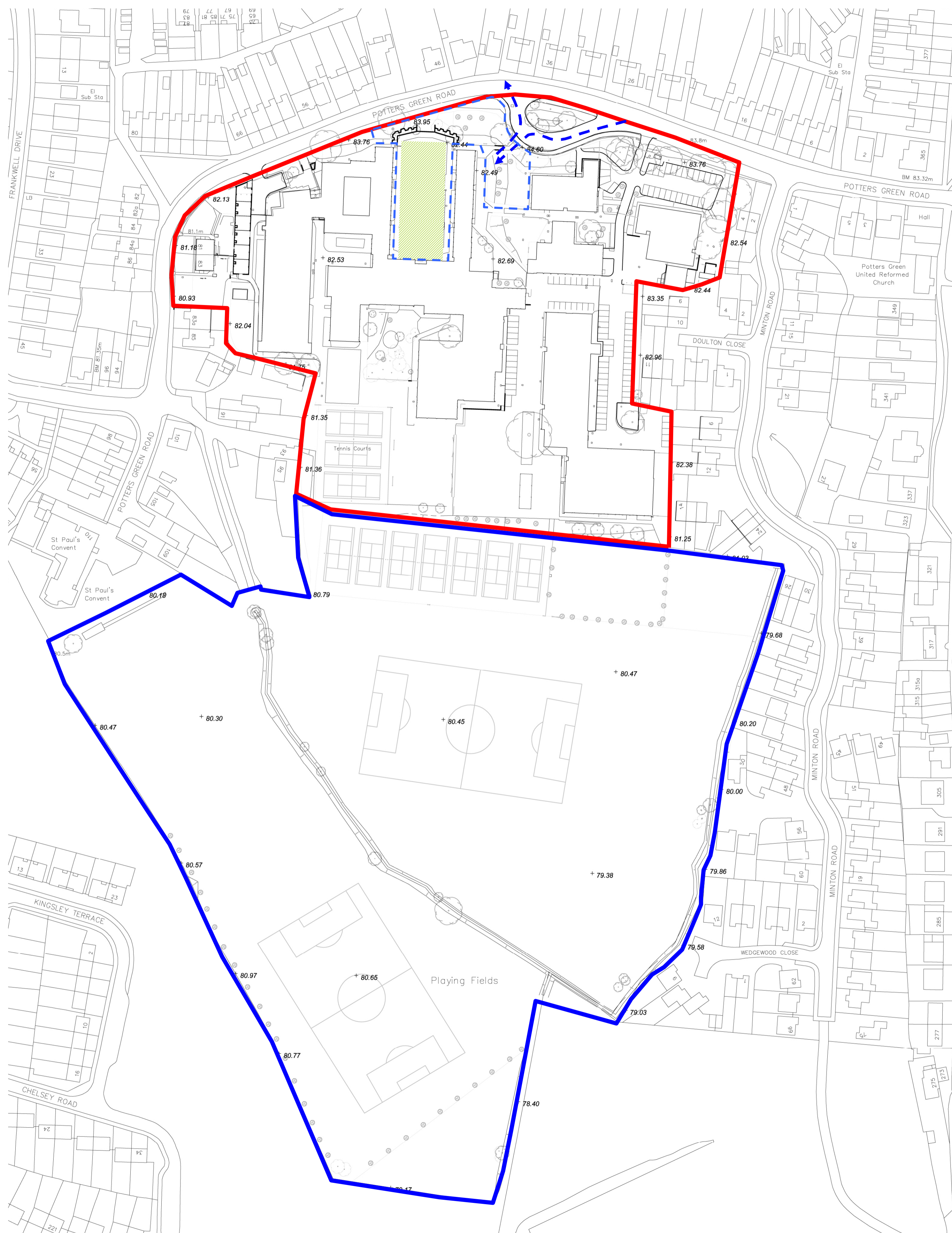


— Cardinal Wiseman site boundary
 Site area: 84,860m²

— Flood Plain NA – see supporting statement

1. Small walled garden – previously cycle shed
2. View of teaching block – to be demolished.
3. View towards Art & Technology block
4. Courtyard Between existing blocks to be demolished





- ADJACENT SITE OWNED BY APPLICANT
- APPLICATION SITE BOUNDARY
Application site area: 30,290m²

WORKING AREA

- - - Construction working area

CONSTRUCTION ACCESS

- - -> Construction traffic access

- Phase 1