

Planning Committee Report	
Planning Ref:	FUL/2017/2485
Site:	Land at 5-11 and 21-23 St Columbas Close
Ward:	Radford
Applicant:	CNM Capital
Proposal:	Demolition of existing buildings at 5-23 St Columbas Close and erection of a 3 to 6 storey building to provide student rooms with ancillary facilities
Case Officer:	Anne Lynch

SUMMARY

The application proposes to demolish the industrial unit and the small student flat complex and replace it with high quality student accommodation with a mixture of studios and “twodios”. The building will be a mixture of six and seven levels which will include use of the lower ground level and the incorporation of mezzanines in the roof space. There will be 85 self-contained units which will include 5 double (twodio) units to give a total of 90 student bed spaces.

KEY FACTS

Reason for report to committee:	Representations from more than 5 properties
Current use of site:	Semi-derelict industrial unit at 5-11 and student accommodation at 21-23 in a unit that was formerly a training centre.
Site area	812 square metres
Proposed floorspace	3063 square metres across 7 levels including the roof space and lower ground level.
Number of units	85
Overall Height	Approximately 21 metres Height to street frontage between 12 and 15 metres approximately

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions and the completion of a unilateral undertaking by the applicant to provide contributions to the NHS of £7,073 to provide additional health care services to meet patient demand and resolution of the objection in respect of geology.

REASON FOR DECISION

- The proposal is high quality design improving the character of the area
- The proposal will not adversely impact upon highway safety
- The proposal will not adversely impact upon the amenity of neighbours
- The proposal accords with Policies OS2, OS3, OS4, OS6, OS10, EM2, EM4, EM5, EM6, EM8, GE14, GE15, H1, H12, E10, AM1, AM9, AM12, AM22, BE2, BE19, BE20 and BE21 of the Coventry Development Plan 2001, Policies DE1, DS1, AC1, AC3, JE3, EM1, GE3, HE1, HE2 and H10 of the emerging Local Plan, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

A planning application was submitted earlier this year but it transpired that there was a small area of land to the rear of the site which was outside of the applicant's ownership. This is therefore a revised application with a slightly reduced red line site to remove the small section of land to the rear.

The application proposes purpose built student accommodation across seven storeys which will utilise the lower ground level and roof space. The lower level will incorporate cycle storage for cycles, plant facilities and amenities for students to include a communal gym and cinema.

The building has been designed in a series of blocks to reduce the massing and will step in height away from the street and respond to the changes in levels. The building will be constructed in brick with multiple tones with piers and recessed panels around windows. The roof will comprise standing seam metal cladding and the fenestration will be PPC aluminium framed windows with full height windows to the upper section at the rear.

The application is supported by the following documentation:

- Design and Access Statement
- Noise Assessment
- Drainage Assessment and Strategy
- Phase 1 contaminated land initial desk top assessment
- Sustainable Statement
- Air Quality Assessment
- Landscape Statement
- Tree Survey
- Preliminary Ecology Assessment.

SITE DESCRIPTION

The site is located to the south-west of St Columbas Close near the junction with St Nicholas Street and in the Canal Conservation Area. There is a public house adjacent to the site to the south-east with a warehouse beyond and Wickes warehouse to the rear south-west of the site. There is a former training centre to the north-west which is understood to have been converted to a children's nursery, and residential flats and associated parking courts opposite to the north-east of the site. The canal basin is located further to the east of the site beyond the junction with St Nicholas Street.

The site currently contains a commercial unit at 5-11 St Columbas Close which is in a poor state of repair. The building within the site at 21-23 has been converted to a small complex of student flats. The application documentation indicates that this building was constructed in the 1980s.

There are level changes across the site and around the site and the land slopes upwards to the north-west towards the nursery at no. 25 St Columbas Close.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
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FUL/2017/0909	Demolition of existing buildings and erection of a 3 to 6 storey building to provide 84 student rooms with ancillary facilities	Withdrawn 27 th July 2017
FUL/2012/2262	Ground and first floor front extensions to house in multiple occupation (as approved under permission reference FUL/2012/2262 determined on 29 January 2013) for enlarged living accommodation	Approved 27 th June 2013
FUL/2012/2262	Change of use from offices to house in multiple occupation (HMO) (sui generis use) at 21-23 St Columbas Close	Approved 29 th January 2013
C/17231/C	Change of use of premises to B2 (General Industrial Use) at no. 5-11 St Columbas Close	Approved 9 th March 1994

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Development Plan 2001 (CDP) relevant policy relating to this application is:

- OS2 – Strategic regeneration sites
- OS3 – Local area regeneration
- OS4 – Creating a more sustainable city
- OS6 – Change of land use
- EM2 – Air quality
- EM4 – Flood risk and development
- EM5 – Pollution protection strategy
- EM6 – Contaminated land
- EM8 – Light pollution
- H1 – People and their housing needs
- H2 – Balancing new and existing housing
- H12 – Design and density of housing development
- E10 – Accessibility to job opportunities
- AM1 – An integrated, accessible and sustainable transport strategy
- AM9 – Pedestrians in new developments
- AM12 – Cycling in new developments
- AM22 – Road safety in new developments
- BE2 – The principles of urban design
- BE9 – Development within the Conservation Area

BE19 - Lighting
BE20 – Landscape design and development
BE21 – Safety and security
GE14 – Protection of landscape features
GE15 – Designing new development to accommodate wildlife

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspector's report has been received. The draft plan and report have been published and are a material consideration in the determination of applications. The draft plan and report will be presented to Full Council in December, if recommendations are approved it will become the adopted development plan. Policies within the draft local plan that are relevant include:

DS1 – Overall Development Needs
DS3 – Sustainable Development Policy
HW1 – Health Impact Assessment (HIA)
JE3 – Non-Employment Uses on Employment Land
H1 – Housing Land Requirements
H10 – Student Accommodation
GE3 – Biodiversity, Geological, Landscape and Archaeological Conservation
HE1 – Conservation Areas
HE2 – Conservation and Heritage Assets
DE1 – Ensuring High Quality Design
AC3 – Demand Management
AC4 – Walking and Cycling
EM1 – Planning for Climate Change Adaption
EM2 – Building Standards
EM3 – Renewable Energy Generation
EM4 – Flood Risk Management
EM5 – Sustainable Drainage System (SuDS)
EM6 – Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a more sustainable city

CONSULTATION

No Objections from:
West Midlands Police
Conservation and Archaeology (CCC)
Housing and Policy Officer (CCC)
Sustainability (CCC)
Waste Management (CCC)

No Objections subject to conditions received from:
Environment Agency
Environmental Protection (CCC)
Flood Risk and Drainage (CCC)
Highways (CCC)
Urban Design and Landscape (CCC)
Tree Preservation Officer (CCC)

Objections received from:
Ecology (WCC)

Comments are awaited from:
West Midlands Fire Service
Severn Trent

Any further consultation responses will be reported as late items.

Immediate neighbours and local councillors have been notified; a site notice was posted on 19/10/2017. A press notice was displayed in the Coventry Telegraph on 19/10/2017.

6 letters of objection have been received, raising the following material planning considerations:

- a) Adverse impact on key views of the three spires
- b) No substantial public benefits provided by the proposal to outweigh the harm to the local heritage assets and the Conservation Area.
- c) Over-development of the site and too large/high next to the children's nursery.
- d) Too modern for St Columbas Close.
- e) Non-compliance with car parking standards and policy.
- f) Safeguarding concerns if any windows overlook the children's play area.
- g) Increase in traffic may cause parking problems.
- h) For the beneficial development of St Columbas Close the site should be developed as housing for permanent residential use.
- i) Proposal is not in line with the Coventry Canal Conservation Area Management Plan.
- j) Discrepancies and deceptions within the information supplied in this poor quality planning submission.

APPRAISAL

The main issues in determining this application are principles of development, design and the Conservation Area, impact upon neighbouring amenity, highway considerations, Ecology, flood risk, contaminated land, sustainability and archaeology.

Principle of development

Policy H6 of the CDP states that proposals for conversion to, enlargement or alteration of house in multiple occupation will be considered on the basis of:

- The size and character of the property;
- The facilities available for car parking;
- The impact on the amenities of adjoining properties; and
- The cumulative impact on the amenities and character of the surrounding area.

Whilst Policy H6 refers to existing properties the principles are carried forward to the Emerging Local Plan in respect of conversion of existing properties and purpose built HIMOs.

Policy H11 of the Emerging Local Plan states that the development of purpose built HIMOs or the conversion of existing homes or non-residential properties to large HIMOs will not be permitted in areas where the proposals would materially harm the amenities of occupiers of nearby properties (including the provision of suitable parking provisions, the appearance or character of an area and local services).

Policy H10 of the Emerging Local Plan states that purpose-built student accommodation and conversions of residential and non-residential properties to student accommodation will be encouraged where:

- a) It is directly accessible from the universities,
- b) Such development can play a part in the regeneration of the immediate neighbourhoods without disadvantage to local services,
- c) It will not materially harm the amenities of occupiers of nearby properties and
- d) It will reflect and support or enhance the appearance and character of the area.

Policy H10 further indicates that, to support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement. This reflects the fact that should the properties be occupied by other aspects of the city's population then it would be required to contribute to affordable housing and potentially other Section 106 or CIL contributions. The Housing and Policy Officer indicates that the proposal is to develop the site for student housing so we would not normally require affordable accommodation. If, however, the site was developed for general needs accommodation then we would want an affordable housing contribution of 25%. A condition is therefore recommended to restrict the accommodation to student occupation, with a mechanism for affordable provision if the occupation changes.

Policy E8 of the CDP and JE3 of the emerging Local Plan seek to protect existing employment sites, unless substantial evidence demonstrates that the re-use for employment purposes is not realistic or would produce unacceptable environmental, amenity or traffic problems. The policy states that in such cases, 'quasi-employment' uses may be introduced but only to the extent necessary to bring about the redevelopment of the site for employment uses. It further highlights that, where the introduction of 'quasi-employment' uses will not bring about redevelopment, proposals for mixed uses including a predominance of employment uses will be considered, but only to the extent necessary to bring about redevelopment. Only where redevelopment cannot be brought about by these means will proposals for residential, open space or other uses be permitted, subject to other plan policies.

The NPPF has been published more recently than the CDP and differs in its approach to the protection of employment sites. Paragraph 22 states that: "Planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospect of a site being used for that purpose.....Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities".

The existing employment site is of poor appearance and the site is not in a location where we would wish to see a new B2 general industrial use due to the impact on surrounding residential properties and the visual amenities in the Conservation Area. Additionally access to the site is not ideal for HGVs and an alternative use of the site for residential purposes is considered to be acceptable.

The site is in close proximity to the City Centre and a range of services. There is no direct conflict with the NPPF's presumption in favour of sustainable development and the principle of residential development is considered acceptable.

Design and Conservation Area

Policies BE2 and H12 of the Coventry Development Plan and DE1 of the emerging Local Plan seek to ensure a high quality and standard of design and residential environment which

recognises existing site features; addresses relationships between buildings and spaces; has the appropriate building details and addresses matters such as proportion, massing and materials; has convenient and safe pedestrian and cycle access; and enhances the character and quality of the local environment.

Policy H3 of the emerging Local Plan seeks a high quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. In terms of sustainability it sets out distances for access to facilities.

Policy H4 of the emerging Local Plan requires proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city.

Policy BE9 states that development within a Conservation Area will only be permitted if it will preserve or enhance the Conservation Area. Policy HE2 of the emerging Local Plan states that, in order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they preserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets include Conservation Areas.

The NPPF further emphasises the importance of good design with paragraph 56 highlighting that good design is a key aspect of sustainable development and is indivisible from good planning.

The buildings will be up to 7 storeys but will utilise the lower ground level and the roof space so will have the appearance of five storeys to the street frontage. The building will have the appearance of blocks to break up the massing and will incorporate variations in height to address the land levels and street frontage. Neighbours have raised objections due to the impact on the Conservation Area and that the building is too modern for this location. There are a range of building types in the vicinity and whilst the proposed building will have a contemporary design it is considered to relate well to the Canal Conservation Area which it is part of and the surrounding residential development.

A neighbour has raised an objection on the basis of the impact on the Conservation Area and the impact on the spires. The proposals do not detrimentally affect the view cones for the three spires and the Conservation Officer considers that the scheme will enhance the Conservation Area.

The Urban Design Officer indicates that the proposal is well thought out and architecturally interesting. The split roof form and roof terraces will make for an interesting addition to the local skyline whilst the large expressed brick grid with recessed glazing will make for interesting and active facades on the street. A condition is recommended for sample materials to be submitted of approval.

The proposals are considered to improve the appearance of this section of St Columbas Close, will replace existing buildings which are of poor appearance. The design is considered acceptable in this location and enhances the character and appearance of the Conservation Area. The Urban Design Officer and Conservation Officer have no objection to the proposals.

Impact on neighbouring amenity

Paragraph 17 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. As indicated elsewhere in this report, the proposed uses are considered to be appropriate for their location and are compatible with other nearby uses.

SPD 'Design Guidelines for New Residential Development' provides guidance for new residential development. The document provides useful guidance on distance separation although it is clearly written for family housing developments outside a city centre location. Generally, a window-window distance separation of 20m+ is recommended where windows are clear glazed.

The proposals accord with the minimum distances set out in SPG. The neighbour at the children's nursery has raised concern about loss of privacy and overlooking of the outdoor play area. The building will not directly adjoin the garden area of the nursery and there are no habitable room windows in the main side elevation that could cause overlooking. There are some small, high levels in the mezzanine and a condition is recommended that any windows in this elevation be obscure glazed. It should also be noted that there is already a residential property on this site and planting at the boundary. The proposals are considered to have a satisfactory relationship with the nursery and the surrounding development.

Highway considerations

Policy AM22 requires that safe and appropriate access to the highway system together with satisfactory on site arrangements for vehicle manoeuvring so as to ensure safety for all users. The supporting text makes clear that consideration must also be given to the impact of access and manoeuvring arrangements on neighbouring users and the amenity of residents.

Policy AC3 of the Emerging Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. The car parking standards set out in Appendix 5 to the emerging Local Plan indicate that the provision of private car parking will not generally be promoted within the City Centre as it is highly accessible by a range of transport modes and there is already an adequate supply of publically available car parking.

The site is within walking and cycling distance of a range of amenities, shops, bus stops providing services around the city, Coventry Railway Station and Coventry University and therefore accords with Policies AM1 and OS4 of the CDP. The proposal is considered to accord with section 4 of the NPPF which encourages reductions in greenhouse gas emissions and congestion and also the use of sustainable modes of transport. There is also adequate secure cycle storage proposed within the development.

The application proposes a new cycle storage area and a student management plan. This states that students will not be allowed to bring vehicles on to the site or park locally and this will be set out in the terms of their tenancy agreement. The student management plan also sets out the arrangements for students moving-in and leaving at the start and end of their tenancy. Highways do not consider the impacts to be severe and therefore have no objection to the proposals. Neighbours have raised concern about the impact on parking. There is no vehicle parking spaces proposed as part of the development but Highways indicate that the site is within the City Centre and that there is excellent and easy access to

numerous public transport links. This is in accordance with the standards set out in Policy AC3 of the emerging Local Plan.

The Local Highway Authority has confirmed that they have no objections to the application subject to conditions referred to above on the basis that the site is in the City Centre with excellent access to facilities and transport links. The proposal is in accordance with Policies AM1 and AM22 of the Coventry Development Plan and Policies AC1 and AC3 of the emerging Local Plan.

Ecology/Geology

Policy GE3 of the emerging Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

Ecology recommend refusal of the application as they consider a Local Geological Site (LGS) would be harmed by the proposed development. The reason they consider it would be harmed is due to the removal of 6 groups of trees growing on the LGS. They have requested revised plans to show no removal of trees on the LGS. Once these are received then they recommend conditions in respect of Geology. However, at the present time they recommend refusal of the application.

The LGS is within the site of Wickes DIY Warehouse and does not extend into the application site. The trees to be removed are outside of the application site and to the rear of the site boundary. Ecology/Geology have not yet visited the site. The applicants consider that the trees are away from the LGS and will be meeting the Ecologist and Geologist on site to identify the trees to be removed and so that the relationship of the trees with the LGS can be clarified.

The Council's Tree Preservation Officer has no objection and considers that the trees to be removed are not of TPO quality. There are trees within the application site which are shown to be retained and the Tree Preservation Officer recommends a condition for tree protection measures.

During the bat surveys a common pipistrelle bat was identified emerging from Building 1. Therefore, as a bat roost considered to be a day roost is identified, a licence from Natural England may be required prior to any works taking place. Ecology indicate that Natural England may require bat boxes if a licence is not required but a condition is recommended that confirmation of the mitigation be obtained from Natural England prior to commencement of development.

Other considerations

The Environment Agency indicate that the site is located on a solid rock strata that is designated as a principal aquifer. They have no objection to the proposals subject to a condition for ground contamination.

Flood Risk and Drainage have no objection subject to a condition for further information in respect of surface water and flood risk.

The NHS Trust have requested contributions of £7,073 to provide services needed by the occupants of the new development and the funding for which cannot be sourced from elsewhere. They indicate that the development directly affects the ability to provide the

health service required to those who live in the development and the community at large. It is recommended that this be secured through a unilateral undertaking by the developer.

A preliminary Unexploded Ordnance risk assessment was submitted and a condition is recommended to require the risk mitigation measures for any intrusive works on site.

In accordance with the findings of the desk top study an intrusive investigation is required and Environmental Protection recommend conditions accordingly.

The location is within our Air Quality Management Area declared for NOx and in line with the NPPF and our Air Quality Action Plan, conditions are recommended to minimise the impact of the development on local air quality.

Environmental Protection have requested further information in respect of the noise impact assessment. Following clarification from the applicant Environmental Protection may require a condition to protect the amenities of future occupiers. If any condition is required then this will be reported as a late item. A condition is also recommended to require a noise assessment before any plant is installed.

Additional information is also awaited in response to queries raised in respect of the sustainability report. Any further comments will be reported as a late item.

A bin store will be located in a secured area at the front of the site on the ground floor for ease of access to the street for collections. Bins will be collected weekly on a contract with a private or council operated refuse collection organisation at a specified time-slot.

West Midlands Police have provided advice in line with the principles of Secure by Design.

The Sustainability Officer has asked for clarification the total predicted annual energy demand with documentation to evidence this and documentation to support the decision not to include de-centralised energy and/or CHP. The information has been provided and their Sustainability Report will be updated accordingly.

CONCLUSIONS

The proposals will provide a satisfactory residential environment for existing and future occupiers, measures to address safety and security and will enhance this vacant site. The proposals are of a satisfactory design which will enhance the Conservation Area and not considered to have a detrimental impact on residential amenity or highway safety and accords with Policies EM5 EM6, EM8, GE14, GE15, H1, H12, E10, AM1, AM9, AM12, AM22, BE2, BE19, BE20 and BE21 of the Coventry Development Plan 2001, Policies DE1, DS1, AC1, AC3, JE3, EM1, GE3, HE1, HE2 and H10 of the emerging Local Plan, together with the aims of the NPPF and therefore the application is recommended for approval.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents:
- 1675_PL001 Site Location Plan
 - 1675_PL002 Site Plan
 - 1675_PL101 Lower Ground Floor
 - 1675_PL102 Ground Floor
 - 1675_PL103 First Floor
 - 1675_PL104 Second Floor
 - 1675_PL105 Third Floor
 - 1675_PL106 Fourth Floor
 - 1675_PL107 Fourth Floor Mezzanine
 - 1675_PL108 Fifth Floor
 - 1675_PL109 Fifth Floor Mezzanine
 - 1675_PL110 South West Elevation
 - 1675_PL111 North West Elevation
 - 1675_PL112 South East Elevation
 - 1675_PL113 North East Elevation
 - 1675_PL114 Long Sections
 - 1675_PL115 Building Sections
 - 1675_2730-501 Arboricultural Survey
 - 1675_2730-501A Tree Survey
 - 1675_2730-501B Tree Retention/Removal
 - 1675_2730-103 and 104B Landscape Layout
 - 1675_2730-201A Planting Plan

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

- 3 The development shall be carried out only in full accordance with sample details of the facing and roofing materials which shall be submitted to and approved in writing by the local planning authority.

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 BE2 and BE9 of the Coventry Development Plan 2001.*

4. The development shall only be undertaken in strict accordance with details of both hard and soft landscaping works hereby approved. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the building 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(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, unless the local planning authority gives written consent to any variation. 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 GE9, BE2 & BE20 of the Coventry Development Plan 2001.

5. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This strategy will include the following components:
- i) A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - iii) The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- The scheme shall be implemented in full accordance with the approved details.

Reason: *To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the National Planning Policy Framework.*

6. Notwithstanding the submitted plans and drainage strategy, the development shall proceed in accordance with drainage details which shall first be submitted to and approved in writing by the local planning authority and shall incorporate the following:-
- i) The development surface water discharge rate must be managed to a limiting value of 5.0 l/s offsite. In this instance surface water storage could be below ground to suit the confines of the site.
 - ii) 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.
 - iii) Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers.
 - iv. All 'within building plot' drainage must be considered for the incorporation of water reuse systems, such as grey water harvesting, to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.
 - v. The development must be considered for the implementation of permeable paving for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - vi. Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event.

- vii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- viii). Where new or redevelopment site levels result in the severance, diversion or the reception of natural 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.
- ix) Foul drainage plans.

Reason: *To ensure a satisfactory means of drainage and to prevent an increased risk of flooding in accordance with Policy EM4 of the Coventry Development Plan and the NPPF.*

7. The development shall proceed in accordance with the mitigation measures set out in the preliminary UXO Risk Assessment reference EP4598-00.

Reason: *In the interests of safety of all users in accordance with Policy BE21 and EM5 of the Coventry Development Plan 2001.*

8. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

9. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990

in relation to the intended use of the land after remediation.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

10. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 10.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Development Plan 2001.*

12. Any gas boilers must meet a dry NO_x emission rate of <40mg/kWh

Reason: *To mitigate the impact of the development on air quality in accordance with Policy EM2 of the Coventry Development Plan 2001.*

13. No development shall take place, including any works of demolition, until a Construction and Environmental Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and

facilities for public viewing, where appropriate;
v) wheel washing facilities;
vi) measures to control the emission of dust and dirt during construction in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils.;
vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development

Reason: *In the interest of highway safety and the free flow of traffic, to protect residential amenity and to mitigate the impact of the development on air quality in accordance with Policies AM22, BE2, EM2 and EM5 of the Coventry Development Plan 2001.*

14. Prior to the installation of any plant or machinery a noise assessment using the methodology of British Standard BS4142 shall be submitted to and approved in writing by the local planning authority to demonstrate that noise from any proposed plan shall not exceed the established background (LA90) noise levels.

Reason: *To protect the amenities of future occupiers and nearby residents in accordance with Policies BE2 and EM5 of the Coventry Development Plan 2001.*

15. Prior to occupation of the new student accommodation hereby approved the cycle storage area shall be implemented, retained therein after and kept available for this use at all times.

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 OS4 and AM12 of the Coventry Development Plan 2001.*

16. The development shall operate in full accordance with the approved student management plan.

Reason: *To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon the safe and free flow of traffic in the vicinity of the site in accordance with Policies AM1 and AM22 of the Coventry Development Plan 2001.*

17. Prior to the occupation of the buildings hereby approved the existing vehicular accesses onto the adjoining highway shall be permanently closed. Details of the means of closure and reinstatement of these existing accesses shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on the development hereby approved.

Reason: *In the interests of highway safety in accordance with Policy AM22 of the Coventry Development Plan 2001.*

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) the windows to be formed in the north-west facing elevation of the building hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed.

Reason: *To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policies BE2 and H4 of the Coventry Development Plan 2001 and Policy DE1 of the emerging Local Plan.*

19. The development hereby permitted shall only be occupied for the purpose of student housing and shall not be occupied for the purpose of general needs accommodation unless and until a mechanism has been submitted to and approved in writing by the local planning authority for the provision of 25% affordable housing with 12.5% being for social rent and 12.5% for intermediate tenure housing. Thereafter, any occupation shall be implemented in full accordance with the agreed mechanism.

Reason: *To ensure affordable housing provision in accordance with Policy H10 of the emerging Local Plan.*

20. No development shall commence until adequate measures have been taken to protect the existing rock formation of the adjacent Local Geological Site during development has been submitted to and approved in writing by the local planning authority. The scheme shall include details of how the Local Geological Site will be protected above and below ground together with an agreed buffer zone. Thereafter the development shall proceed in accordance with the approved details.

Reason: *To ensure protection of an important geological site in accordance with Policy HE3 of the emerging Local Plan and the NPPF.*

21. The development hereby permitted shall not commence until a Construction, Ecological and Geological Management Plan has been submitted to and approved in writing by the local planning authority. This shall include details for the protection of the Local Geological Site and for the protection of wildlife that are to be employed whilst works are taking place on the site. Thereafter the development shall be carried out in accordance with the approved details.

Reason: *To ensure species protection in accordance with Policy GE15 of the Coventry Development Plan and protection of the Local Geological Site in accordance with Policy HE3 of the emerging Local Plan.*

22. The development hereby permitted shall either be timetabled and carried out to avoid the bird breeding season (March to September inclusive) or shall not commence until a qualified ecologist has been appointed by the application to inspect the building/vegetation to be cleared on site for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found the works shall not

proceed in that area until outside of the nesting bird season (March to September inclusive) or until the young have fledged, as advised by the ecologist.

Reason: *To ensure species protection in accordance with Policy GE15 of the Coventry Development Plan 2001 and the NPPF.*

23. The development hereby permitted shall not commence until details of all external light fittings and external light columns have been submitted to and approved in writing by the local planning authority. The details shall include lighting to be restricted on the southern and eastern side of the development and to be kept to a minimum at night across the whole site in order to minimise impact on foraging bats and shall have consideration of the following
- Narrow spectrum lighting should be used to avoid the blue-white wavelengths.
 - Lighting should be directed away from vegetated areas.
 - Lighting should be shielded to avoid spillage onto vegetated areas.
 - The brightness of lights should be as low as legally possible.
 - Lighting should be timed to provide some dark periods.
 - Connections to areas important for foraging should contain unlit stretches.
- Thereafter the development shall be carried out in accordance with the approved details.

Reason: *In the interests of species protection in accordance with Policy GE15 of the Coventry Development Plan 2001, the NPPF and ODPM Circular 2005/06.*

24. No development shall commence, including site clearance and demolition, until mitigation measures for the protection of bats has been agreed with Natural England and submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in full accordance with the agreed measures.

Reason: *In the interests of species protection in accordance with Policy GE15 of the Coventry Development Plan 2001, the NPPF and ODPM Circular 2005/06.*

[Site Location Plan](#)

[Site Plan](#)

[Lower Ground floor](#)

[Ground Floor](#)

[1st Floor](#)

[2nd Floor](#)

[3rd Floor](#)

[4th Floor](#)

[4th Floor Mezzanine](#)

[5th Floor](#)

[5th Floor Mezzanine](#)

[South West Elevation](#)

[North West Elevation](#)

[South East Elevation](#)

[North East Elevation](#)

[Landscape Layout](#)