

Planning Committee Report	
Planning Ref:	FUL/2018/3286
Site:	75-77 Albany Road
Ward:	Earlsdon
Proposal:	Demolition of existing buildings and proposed development of 15no, 1no bedroomed apartments.
Case Officer:	Emma Spandley

SUMMARY

The application seeks planning permission for the redevelopment of the existing commercial site located on the corner of Albany Road and Winifred Avenue. The scheme, as amended, proposes 15no. 1no. bedroomed flats, parking, bin & cycle storage and landscaping.

BACKGROUND

The application site is located within a predominately residential area of Earlsdon, with a railway line to the east.

KEY FACTS

Reason for report to committee:	Over 5 objections against the officer recommendation.
Current use of site:	Commercial
Proposed use of site:	Residential

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS1, DS3, H3, H9, DE1, AC3, EM1, EM2, EM6, HW1 & IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application proposes demolition of all the commercial buildings on the site and to redevelop with, as originally submitted, a four storey building with rooms in the roof serviced by dormer windows which provided 20no. 1no. bedroomed flats.

As amended, the building is now only three storey's high, providing 15no. 1no. bedroomed flats. The dormers have been omitted.

The proposal also includes the provision of 16no. car parking spaces, bin & cycle storage and landscaping to the road frontages.

SITE DESCRIPTION

The site is located on the northern corner of Albany Road and Winifred Avenue, just before the railway line to the east. To the west, on the opposite side of Winifred Avenue & Albany Road is a letting agents (Concentric), with the Nexus Institute beyond on Albany Road. The northern & southern sections of Albany Road between the 2no. railway lines are a mix of commercial with a small terrace of residential properties in between. Winifred Avenue is a cul de sac which leads to the Earlsdon Telephone Exchange. Winifred Avenue is predominately residential in nature, with double yellow lines restricting parking along its length.

On the south side of Albany Road (opposite) there are a couple of restaurants followed by some retail units. Parking is restricted to marked bays with waiting restrictions.

PLANNING HISTORY

There is no history relating to the redevelopment of the site. The history relates to the former uses of the site.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The new NPPF published on 24 July 2018 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 new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy H3: Provision of New Housing

Policy H9: Residential Density

Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC3: Demand Management
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected

CONSULTATION

No Objections received from:

- Education
- West Midlands Fire Service
- Gas

No objections subject to conditions/contributions have been received from:

- Affordable Housing
- Drainage
- NHS – S106 contribution
- Severn Trent
- Highways

Immediate neighbours and local councillors have been notified; a site notice was posted on street furniture on 19th December 2018 adjacent to the site. A press notice was displayed in the Coventry Telegraph on 20th December 2018.

Councillor Bally Singh objected to the proposal on the grounds of overdevelopment, impact on waste, litter, noise and parking. Contravention of promoting purpose built accommodation. Wishes to see family houses of 2no bedrooms.

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

- a) Over development of the plot
- b) Not in keeping with the area
- c) Lack of parking
- d) Lack of gardens
- e) Inadequate bin storage / bins being left on the street
- f) Overlooking and loss of privacy

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- g) Occupants will be students
- h) Breach of security during construction phase

i) Devaluing property

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, highway consideration, noise, contaminated land, air quality, and infrastructure contributions.

Principle of development

NPPF paragraph No.7 states ‘the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.’

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10 & 11) Paragraph 117 seeks to ensure planning policies are promoting an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Whilst paragraph 180 states new development should be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site.

Policy H3 of the Coventry Local Plan states future housing will be designed to create new and stable communities. When considering the suitability of a site for housing development that is not already allocated, Policy H3 must be considered to ensure it is situated within a sustainable location.

The site is located within an existing residential area, with close links to sustainable transport modes and convenience shopping. The redevelopment of the site for residential uses is considered to be a sustainable form of development.

The principle of a development in this location is acceptable.

Impact on visual amenity

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

The application has been amended to reduce the height of the proposal and therefore lessen its impact on the surrounding area.

The proposed building seeks to create a landmark design. It will be three storeys high along the frontage towards the centre of the site, reducing down to two storey as it responds to the scale of residential development along Winifred Avenue and to the adjacent Network Rail property along Albany Road.

A Turret feature will be located on the corner with Albany Road and Winifred Avenue and it will be constructed from red facing brick and concrete interlocking roof tiles.

An undercroft feature will be accessed via Winifred Avenue which will lead to the parking / cycle & bin storage allocated for the proposed building. A set back to the road frontage is retained by railings which will provide a landscaped area to the front.

In respect of Policy DE1; the proposed development is considered to have been designed to enhance the area having regard to the existing physical context of the site which is comprised primarily of low level commercial buildings in a state of disrepair and a former forecourt for a garage. The massing of the proposed building has been designed to respond to the scale of development in the locality, being mindful, that, at this section of Albany Road there are commercial properties of some scale. In particular the Nexus Institute. The proposal also responds to the scale of the surrounding dwellings, by stepping up from the lower storey height buildings.

Objections have been raised against the development by local residents regarding the scale of the development stating it is at odds with the character of the area and an ‘overdevelopment’ of the plot.

It is accepted that the building is considerably higher than the buildings it replaces, however, it has been designed in order to step the scale of development towards the centre of the building, which fronts the road frontage. It is therefore considered that this development enhances the character of the area by providing a high quality designed building which demonstrates design codes which respond to the surrounding site characteristics.

The proposed development will introduce a high quality building in a prominent location and as detailed above has been designed to respect, preserve and enhance the site. The proposed development thereby complies with Local Plan Policy DE1.

Impact on residential amenity

Policy H5 requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties. The Supplementary Planning Guidance 'Extending your Home' states new buildings should not breach a 45 degree sightline taken from the middle of the nearest habitable room windows taken from the neighbouring property.

As detailed within the principle section of this report the proposed residential use is considered to be compatible with surrounding residential uses and will not result in any significant impact upon the amenities of the occupiers of surrounding properties.

In terms of the built form proposed, the nearest neighbour is No.6 Winifred Avenue, which is a two storey residential dwelling. The proposal does not impact on the 45 degree sightline taken from the rear windows at No.6 Winifred Avenue. There are windows within the rear elevation of the proposed building which relate to habitable rooms. I note the comments regarding loss of privacy and over looking to this property.

The proposed building is however angled slightly away from this property and whilst they will be able to look down the garden, this relationship is no different to that already experienced with the existing neighbouring houses.

The scheme is not therefore considered to create any significant loss of light, outlook or privacy to the occupiers of surrounding properties.

Bin Storage

The comments regarding bin storage and waste are noted. Drawing no.1071.09C (site plan) shows an integrated bin store located within the undercroft area, accessed off Winifred Avenue.

A bin storage area is shown on drawing No, 1071.09C. This bin store measures 2.6m wide x 2.2m deep and is of a sufficient size to accommodate the required bins. Therefore, adequate bin storage facilities will be provided within the development.

Subject to the granting of permission the bin storage area will be required to be kept for its intended use for the life of the development, this will be controlled by condition no. 17 attached to the Decision Notice. The condition will also ensure that the bins are stored in the area identified at all times unless being presented to the kerbside on collection day.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the 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. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

As originally submitted the application proposed 20no. 1no. bedroomed flats which would require 1no. space per each flat plus 1no. unallocated space per 5 units for visitors. Therefore the total requirement was 24no. car parking spaces.

The application provided only 16no. Car parking spaces. However, the Highways Authority did not raise an objection. This was because the existing uses required 26no. off road car parking spaces and none were provided on site, all were off site.

On this basis, whilst it was acknowledged that there was a short fall of 8no. spaces on the original application and there is significant demand for on street parking; due to the existing parking requirement compared with the proposed car parking arrangement, the proposals actually offered a 2no. space reduction in the parking requirement for the site.

Notwithstanding the above, the application has been amended and the number of units has been reduced from 20no. to 15no.

The car parking requirement for 15no. 1no. bedroomed flats is 15 plus 3 unallocated visitor parking.

The site can accommodate 16 off road car parking spaces which would be allocated to the flats with 1 visitor space and the additional 2no. visitor spaces will be located on street.

Therefore the shortfall in the amended application is 3 spaces compared with 8 spaces previously. The no objection raised by the Highways Authority remains.

On this basis, the application is in accordance with Policy AC3 and Appendix 5 of the Coventry Local Plan 2016 and will not cause demonstrable harm to highway safety or the free flow of traffic.

Noise

A noise report was submitted reference MDR/J3097c, which recommended specific noise insulating properties for the glazing together with the requirement that the windows remain closed at all times, this is in order that the development can achieve the requirement noise ratings within the building.

Subject to the granting of permission the details of the noise report will be adhered to and a condition requiring details of the proposed ventilation system will be required to be submitted and approved in writing. This will be controlled by condition no. 3 & no.12 attached to the Decision Notice.

Air quality

Policy DS3 states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and will seek to secure development that improves the economic, social and environmental conditions in the area, including, amongst other things: increased health, wellbeing and quality of life; and measures to adapt to the impacts of climate change.

The scheme is subject to an air quality condition consistent with all development within the City to secure a method statement detailing the control of emissions to air during the demolition and construction phases, one electric vehicle (EV) charging space per parking space and low emission boilers. Please see conditions no. 19 & 20.

Contaminated land

Given the historical use of the land, Environmental Protection have recommended conditions to secure a site investigation and risk assessment.

Affordable Housing

The site and development proposals falls below the Local Plan threshold which would trigger an affordable housing contributions. However, as the proposal is for more than 10 units it does come within the terms of the NPPF 2019 paragraph 64 and, therefore, there will be a requirement for 10% of units on site to be made available for affordable home ownership.

As 15 units are proposed, the requirement will be for 1.5 units, rounded up to the nearest whole number, 2 units for affordable home ownership.

Equality implications

The proposal has been reviewed and it is considered there are no known equality implications as a result of this proposal, in accordance with the Equality Act 2010.

Developer Contributions

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The NHS require a monetary amount. The final total will be reported at committee as a late item.

The developer has agreed to the requested contributions.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H1, H3, DE1, AC3, EM6, and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

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:
Location Plan - drawing no: 1071-01;
Site Pla - drawing no:1071.09B;
Ground Floor Plan - Drawing No. 1071.03C;
First Floor Plan - Drawing No.1071.04C
Second Floor - Drawing No.1071.05D
Elevations - Drawing No.1071.05D
Elevations - Drawing No.1071.08B
Noise Report, reference MDR/J3097c

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

3. Prior to the commencement of development a scheme of works for ventilation of the residential accommodation hereby permitted shall be first submitted to and approved in writing by the local planning authority. Details shall include identification of which units on which facades require mitigation and what mitigation is proposed (i.e. sealed windows and provision of air con) in order to: (i) reduce future resident's exposure to air that does not meet the national limits; and (ii) ensure the ventilation and thermal comfort of future occupants can be met where openable windows cannot meet internal noise requirements (informed by the corresponding noise assessment condition). The approved details shall be implemented in full prior to first occupation of the relevant rooms and shall remain in place at all times thereafter.

Reason: *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policy DE1 of the Coventry Local Plan 2016.*

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

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

5. 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 Local Plan 2016.*

6. 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 Local Plan 2016.*

7. 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 (referred to in PPS23 as a validation 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 Local Plan 2016.*

8. 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 5 , and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 22, which 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 Local Plan 2016.*

9. The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; 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 construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority.

Reason: *In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, EM1 and DE1 of the Coventry Local Plan 2016.*

10. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been 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, railings and gates to be erected, specifying the 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 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 GB1, GE1, DE1 and HE2 of the Coventry Local Plan 2016.*

11. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. There must also be consideration of features such as green roof technology for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - i. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - ii. Development discharge rates for the individual projects on the site to be managed to Qbar greenfield rates or 5 l/s whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
 - iii. 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.
 - iv. 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. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.

- v. The surface water flood mapping indicates that the site is vulnerable to surface water flooding. An appropriately scaled flood risk assessment is required to establish the risk to the development, as well as the appropriate mitigation measures.
- vi. Mapping of the 1 in 100 year surface water flood extents is required, to indicate the exceedance and conveyance flows to inform building floor level design and general ground levels, and to consider flood flow routing off site. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- vii. The development must be considered for the implementation of permeable paving or similar permeable material 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'.
- viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- ix. 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.

Reason: *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 HW1 and DS3 of the Coventry Local Plan 2016.*

12. The residential units hereby permitted shall not be occupied unless and until the noise mitigation measure have been installed in accordance with the details contained within the submitted noise report, reference MDR/J3097c (or in any subsequently approved amendments).

Reason: *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policy DE1 of the Coventry Local Plan 2016.*

13. The residential units hereby permitted shall not be occupied unless and until details of the proposed ventilation system have been submitted to and approved in writing by the local planning authority. The approved details shall be installed in accordance with the approved details in perpetuity.

Reason: *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policy DE1 of the Coventry Local Plan 2016.*

14. The development shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times unless otherwise agreed in writing by the local planning authority.

Reason: *To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.*

15. The development shall not be occupied unless and until the approved cycle parking facilities have been provided and made available for use in accordance with the details on drawing number 1071.09C (or in any subsequently approved amendments) and thereafter those facilities shall remain available for use at all times unless alternative measures have been approved by the local planning authority.

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 HW1 and DS3 & AC1, AC3 of the Coventry Local Plan 2016.*

16. The development hereby permitted shall not be occupied unless and until the means of access to the site has been provided in full accordance with details to be submitted to and approved in writing by the local planning authority and thereafter the means of access shall be kept available for use by vehicular traffic at all times.

Reason: *In the interests of vehicular and pedestrian safety in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.*

17. None of the flats hereby permitted shall be occupied until the communal car parking spaces to be provided have been completed and marked out in accordance with the approved drawing(s) number 1071.09C and made available for use by the occupants and / or visitors to the flats and thereafter those spaces shall be retained for parking purposes unless otherwise agreed in writing by the local planning authority.

Reason: *To ensure adequate parking provision within the development in the interests of the amenities of the locality and highway safety in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.*

18. The development hereby permitted shall not be occupied unless and until the bin storage area(s) have been laid out and provided in full accordance with the approved details and thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.

Reason: *In the interests of visual amenity and the amenities of the future occupants of the development in accordance with Policy DE1 of the Coventry local Plan, 2016.*

19. The development shall proceed in accordance with details for a package of measures to minimise the impact of the development upon local air quality have been submitted to and approved in writing by the local planning authority. Those measures shall have consideration of use of low NOx boilers (to have a maximum dry NOx emissions rate of <40mg/kWh). All details shall be carried out as approved and maintained in accordance with the manufacturer's instructions. Boilers shall

thereafter remain in place at all times

Reason: *To mitigate the impacts of development on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016*

20. The development hereby permitted shall not be occupied unless a scheme of works for Electrical Charging Points have been submitted to and approved in writing by the local planning authority. The Electric Charging Points shall be installed at a ratio of 1:1 and shall be installed in accordance with the approved details and thereafter those facilities shall remain operational and available for use at all times.

Reason: *To mitigate the impacts of development on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016*

21. No lighting or illumination of any part of the building or the site 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 ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policies DE1 and H5 of the Coventry Local Plan 2016*