

| Planning Committee Report | |
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| Planning Ref: | FUL/2020/1327 |
| Site: | Land adjacent to 1 to 21 Ebbw Vale Terrace |
| Ward: | Cheylesmore |
| Proposal: | Development comprising 30 x 1 bed residential retirement apartments and communal facilities plus associated parking and landscaping |
| Case Officer: | Dean Leadon |

SUMMARY

This is a full application for the development of the site for 30 x 1 bed residential retirement apartments with associated communal facilities, car parking and landscaping.

BACKGROUND

The application site was the former location of a 2-storey building which provided 16 apartments in the form of sheltered housing. These apartments have now been demolished (DEM/2016/0967 applies) and the site now comprises amenity grassland.

KEY FACTS

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| Reason for report to committee: | More than 5 representations received objecting to the proposed development. |
| Current use of site: | The site is currently undeveloped open space |
| Proposed use of site: | Development for 30 x 1 bed residential retirement apartments |

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: DS3, H3, H6, H8, GE1, GE2, GE3, GE4, JE7, DE1, AC1, AC3, AC4, AC5, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The proposal is for the redevelopment of the site by Citizen Housing for 30 x 1 bed residential retirement apartments for the over 55's and the accommodation would be available for affordable rent. The proposal includes landscaped areas, communal facilities and car parking spaces for 15 cars, in addition a space is provided for an ambulance/minibus. The three-storey building would measure 54m(l) x 21m(w) x 11m(h) to varying pitched roofs. Landscaping is proposed to the east and western elevations of the building forming two communal areas.

SITE DESCRIPTION

The 0.21ha site is located approximately 1m south of Coventry city centre on the south side of Cecily Road at the junction with Ebbw Vale Terrace. Quinton Park is located immediately to the west and existing bungalows are present to the south. To the east are the rear of existing houses. The site is relatively level amenity grassland with an established row of Poplar trees on its western boundary.

PLANNING HISTORY

The following application is relevant on this site.

| Application Number | Description of Development | Decision and Date |
|---------------------------|---|---|
| DEM/2016/0967 | Application for prior notification of proposed demolition | Prior Approval Not Required - 11 th May 2016 |

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF 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 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) adds further context to the NPPF and it is intended that the two documents are read together.

The National Design Guide 2020 sets out the characteristics of well-designed places and demonstrates what good design means in practice.

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 DS3: Sustainable Development Policy

Policy H3: Provision of New Housing

Policy H6: Affordable Housing

Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons accommodation

Policy GE1:Green Infrastructure

Policy GE2:Green Space

Policy GE3:Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy JE7: Accessibility to Employment Opportunities

Policy DE1 Ensuring High Quality Design

Policy AC1: Accessible Transport Network

Policy AC3: Demand Management

Policy AC4:Walking and Cycling

Policy AC5:Bus and Rapid Transit

Policy EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards

Policy EM4 Flood Risk Management

Policy EM5 Sustainable Drainage Systems (SuDS)

Policy EM7 Air Quality

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:

- Housing and Policy Services
- Conservation

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

- Economic Development Service – A local employment condition has been requested in accordance with policy JE7
- Sustainability (Energy) - A Sustainability Building Statement has been requested in accordance with Policy EM2
- Environmental Protection - It has been requested that the full 6 visits of gas monitoring be undertaken to determine the situation and update the Georisk report. In addition, a CEMP has been requested and further conditions in respect of electrical vehicle charging points and suitable gas boilers being fitted.
- Archaeology - have requested that the results of a programme of Archaeological investigation be submitted - this will be conditioned.
- Ecology – A Biodiversity Impact Assessment has been requested to demonstrate that any biodiversity loss on site is mitigated either through landscaping or a financial contribution elsewhere. This may reduce the £29,367 currently calculated for biodiversity loss.
- Streetscene and Greenspaces – A fee of £35,480 has been requested via a S.106 agreement for formal greenspace.

- Lead Local Flood Authority – Clarification required on flow control and conditions requested in respect of a detailed SUDS drainage (in accordance with policy EM5) and confirmation of attenuation flows being suitable off site.
- West Midlands Fire Service – They have confirmed that compliance with Part B of Schedule 1 of the Building Regulations 2010 will be required.
- Trees – Further information requested in respect of root protection areas and via a minor amendment to the Arboricultural report.
- Highways – Conditions are requested to ensure that the car parking and cycle areas are provided and constructed in a suitable manner through a Construction Management Plan

Objections have been received from:

- Urban Design and Landscape – They had concerns regarding overlooking and privacy issues and requested additional landscaping to reflect Ebbw Vale Terrace. These concerns have now been addressed by the submission of amended plans.

At the time of writing the report comments have not been received from:

- Severn Trent Water
- Coventry Care Group
- West Midlands Police
- Waste Management
- Sport England

Any additional consultation responses will be reported as late items.

Immediate neighbours and local councillors have been notified; a site notice was posted on 18th September 2020. A press notice was displayed in the Coventry Telegraph on 24th September 2020.

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

- a) The proposal would impact upon the safety and convenience of the users of the highway by poor access and increased traffic generation
- b) The proposal would harm local ecology including protected species and the established Poplar trees on the western boundary
- c) The proposal would increase noise and disturbance
- d) The proposal would result in the loss of green amenity space used by the community
- e) The proposed building is out of context with the surrounding area and would be overbearing
- f) The proposal would result in increased air pollution
- g) The proposal would harm the adjacent park
- h) A loss of light and privacy would occur to neighbouring property
- i) The proposal would result in increased litter
- j) The proposal would be to the detriment of local doctor's surgeries

A concern was also raised that a lack of consultation and publicity had occurred with the proposal. In response, the application was publicised above and beyond the statutory requirements.

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

- k) The proposal would reduce the saleability of neighbouring property
- l) The proposal would devalue neighbouring property
- m) The proposal would be better placed elsewhere

2 letters of support have been received, raising the following material planning considerations:

- n) The proposal would result in previous land being redeveloped
- o) The proposal is in a suitable location
- p) The proposal is required.

In addition, a petition has been submitted sponsored by Councillor R Bailey which at the time of writing had received 178 signatures. In summary the petition raises the following material considerations that the proposal would:

- q) Be out of context with the surrounding area and significantly different to previous development on site
- r) Result in overdevelopment of the site
- s) Result in a loss of green area of land
- t) Exacerbate existing traffic problems
- u) Increase noise and air pollution
- v) Result in loss of light

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, the impact upon neighbouring residential amenity, highway considerations, flood risk, noise, contaminated land, air quality, ecology and contributions.

Principle of development

The brownfield site is unallocated within the Coventry Local Plan and therefore the principle of development shall be determined on the individual merits of a proposal.

Policy H3: Provision of New Housing states that new residential development must provide a high-quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. A suitable residential environment will be within a sustainable location and include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

Point 4 of Policy H3: Wherever possible new developments should also be:

- a) within 2km radius of local medical services;
- b) within 1.5km of a designated centre within the city hierarchy (policy R3);
- c) within 1km radius of a primary school;
- d) within 1km of indoor and outdoor sports facilities; and
- e) within 400m of a bus stop
- f) within 400m of publicly accessible green space.

Policy H8 relates specifically to Care Homes, Supported Housing, Nursing Homes and Older Persons accommodation. This indicates that proposals will be encouraged in areas that are accessible by a choice of means of transport and that are situated in close proximity to key services. Proposals should be of a high quality and design and be compatible with the character of the surrounding area.

The site lies within an existing residential area and part of the site was previously used for residential purposes. The site has excellent transport links, however the City Centre at approximately 1 mile away is also accessible by cycle or foot. Furthermore, the proposed retirement housing would be within a suitable distance of required facilities compliant with local policy H3 and H8. In addition, the proposal would be 100% affordable in nature with a S.106 attached to any permission securing that this is the case in perpetuity, thus according with policy H6.

The site is in a sustainable location and accords with the principle of Policies H3 and H8. For the reasons above and in accordance with policies DS3, H3 and H8 the proposal is considered suitable in principle however the detail and material considerations which inform its suitability overall are discussed in detail below.

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)."

After considering the corner location of the proposed new building and its relationship with the surrounding built form, and following consultation with the Urban Design Officer, officers are satisfied that the proposal would be of a suitable design. It is considered that the proposal respects its surroundings, is sympathetic to the local character of the area providing a suitable use and form of development on the land. Therefore, the proposal is compliant with policy DE1.

Impact on residential amenity

The impact of the proposal upon neighbouring residential amenity has been given careful consideration.

The separation distances between the proposed eastern elevation of the buildings and the rear of residential property on Cecily Road are such that a loss of privacy could occur. Therefore, amendments have been made to the proposal which remove the potential for any significant overlooking by redesigning relevant windows and removing proposed Juliet balconies. Furthermore, due to the proposal being approximately 12m from the nearest property at 8 Cecil Road and in excess of 20m from other residential properties it is not considered that any significant loss of light or outlook would occur to neighbouring property.

The loss of the open green area currently used for recreation is a concern to residents, however it is important to note that part of the site is previously developed and is physically separate from the adjoining park. Therefore, it is considered that it would not harm its functioning. The proposal makes provision for private amenity space with over 25% of the site being set aside for recreational amenity space in accordance with the principles of policy H8.

The loss of greenspace would be compensated against by a contribution via a S.106 agreement in accordance with policy GE2.

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.

Appendix 5 sets out the number of car parking spaces for 1 bed flatted accommodation as being 1 space per dwelling + 1 unallocated space per 5 dwellings for visitors. The proposal therefore generates a requirement for 34 car parking spaces. A residential care home would require less than this but this is not indicated as providing a high element of care. The application is supported by a Travel Plan (July 2020) and a Transport Statement (July 2020). The Transport Statement states that '*it should be remembered that these are not standard flats, rather they are assisted living units for retired people, many of whom will not own or need to drive a car*'. The statement also concludes that the number of proposed trips will not result in a severe impact on the local highway network.

The proposals do not meet the criteria of appendix 5, Parking Standards, but Highways have reviewed the submitted travel plan and do not object to the proposals. A range of transport links are available and the level of car parking provided is considered suitable due to the sustainable location and transport links. Furthermore, the proposal provides adequate access to cycling by providing suitable storage in accordance with policy AC4.

Flood Risk

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

The application is supported by a Drainage Strategy which identifies that permeable paving would be used for the car parking spaces with an attenuation tank to assist with flow attenuation. The Lead Local Flood Authority have no objection to the proposal but have sought assurances from Severn Trent Water that the sewers are capable of receiving attenuated flows. To this end the applicant has been asked to contact Severn Trent Water directly, in addition a late consultation has been undertaken with a response anticipated in time for your Committee, this will be reported back as a late item.

Contaminated land

Environmental Protection have considered the proposal and have requested that gas monitoring identified in the submitted Georisk assessment be undertaken to determine the situation in respect of gas flows. This request has been made of the applicant who at the time of writing had arranged for such tests to take place the remaining tests will be subject to a condition.

Noise and Disturbance

Residents have raised concerns regarding potential noise and disturbance that could be created as a result of construction works. In response a Construction Environmental Management Plan has been recommended by Environmental Protection. This will be dealt with as a condition to any planning approval.

Air quality

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality.

Residents have raised concerns regarding air quality. Environmental Protection have considered this matter and have no objection to the proposal on air quality grounds but have recommended conditions for two electrical vehicle charging points and the use of low emission boilers. These conditions are considered suitable and are recommended accordingly.

Ecology

Policy GE1 seeks to ensure that new development proposals make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to connectivity and public access, biodiversity, landscape conservation, design archaeology and recreation.

Policy GE3 seeks to ensure that biodiversity is protected and enhanced

Policy GE4 seeks to ensure that trees are protected and survive the construction process.

The proposal is supported by a preliminary ecological appraisal and an arboricultural report.

A response has been received from Ecology who have confirmed that no further ecological survey information is required and that the ecological value of the site is relatively low with no records of notable wildlife on site. In accordance with policy GE3, the Warwickshire BIA has been applied and has calculated a loss of 0.15ha of amenity grassland as a result of the proposal requiring a financial contribution of £29,367. This contribution could be reduced by any on-site features. Following these comments, the applicant has now submitted further information by way of a BIA calculation which may result in this amount being reduced, this is currently being considered by Ecology. Their response will be reported back as a late item. The contribution will form part of a S.106 agreement.

A response has been received from Streetscene and Greenspace who have confirmed that there is no requirement for the developer to provide informal greenspace. However, there is a need for formal greenspace within the development or to fund improvements to existing formal open space in the vicinity of the development. As there is no formal greenspace proposed within the development a total of 0.06ha of green space at a contribution of £35,480 is required to be provided elsewhere through a S.106 agreement.

The contributions via the S.106 will ensure compliance with policy GE1.

A condition has been included in the recommendation to ensure that the Poplar trees on the western boundary of the site are protected during construction works in accordance with policy GE4.

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 heads of terms are as follows:

- A Financial contribution of £29,367 for the loss of amenity grassland (currently being considered further following the submission of a BIA calculation by the applicant).
- A formal green space contribution of £35,480.
- The use as affordable housing to be retained in perpetuity.
- Travel Plan monitoring fee circa 5k.

Coventry Care Group have been consulted on this application and their comments will be reported back as a late item.

An update on the S.106 contributions and the contribution for the loss of amenity grassland will be reported back as a late item.

Other Matters

It has been raised by residents that the proposal would harm the adjacent park. It is not considered that this would be the case as the design of the proposal is considered sympathetic to the surrounding area and no direct harm would occur to the park in respect of ecology or drainage.

Residents have also raised litter as a concern. Environmental Protection have no objections to the proposal on this basis.

Residents have raised the issue as to if the local Doctor's surgeries have the capacity to accommodate the residents who would live in the building. Coventry Care Group have been consulted and we await their comments which will be reported back as a late item to your Committee.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology 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, H3, H6, H8, GE1, GE2, GE3, GE4, DE1, AC1, AC3, AC4, AC5, EM1, EM2, EM4, EM5, EM7, JE7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS:/REASONS

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: [1542-L.P-01, 1542-01-F14-03C, 1542-01-F14-04C, 1542-01-F14-06D and 1542-01-F14-07D]

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

3. Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

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

4. No development shall commence unless and until a Sustainable Building Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the requirements of Local Plan Policy EM2 (Building Standards) have been met. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.

Reason: *To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2016.*

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

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

6. No development (including preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:
 - (a) a risk assessment of potentially damaging construction activities;
 - (b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat);
 - (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees);
 - (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular);
 - (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required);
 - (f) responsible persons and lines of communication; and
 - (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary).

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

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

7. Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: -
 - (i) Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required;
 - (ii) 10% of parking provision to be for EV re-charging on non-residential development
 - (iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh);
 - (iv) A construction method statement demonstrating how dust and noise emissions are to be mitigated during construction.

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

Reason: *To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 & EM7 of the Coventry Local Plan 2016.*

8. No development (including preparatory works) shall take place unless and until a written scheme of archaeological investigation, which shall include a detailed programme of archaeological works, has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with these approved details

Reason: *The submission of these details prior to the commencement of development is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016*

9. Notwithstanding the submitted details prior to the occupation of the development hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:
 - i) 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.
 - ii) A detailed strategy for the long-term maintenance of the SUDs and other surface water drainage on site.

The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.

Reason: *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2016 and Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'*

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

Reason: *To protect those trees which are of significant amenity value to the Conservation Area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3, GE4 and HE2 of the Coventry Local Plan 2016.*

11. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

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

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

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

13. No development shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:
 - hours of work;
 - hours of deliveries to the site;
 - the parking of vehicles of site operatives and visitors during the demolition/construction phase;
 - the delivery access point;
 - the loading and unloading of plant and materials;
 - anticipated size and frequency of vehicles moving to/from the site;
 - the storage of plant and materials used in constructing the development;
 - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;
 - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
 - measures to control the emission of dust and dirt during demolition and construction;
 - measures to control the presence of asbestos;
 - measures to minimise noise disturbance to neighbouring properties during demolition and construction;
 - details of any piling together with details of how any associated vibration will be monitored and controlled; and
 - a scheme for recycling / disposing of waste resulting from demolition and construction works.

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

Reason: *The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection;*

to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies [EM7], AC1 and AC2 of the Coventry Local Plan 2016.

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

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

15. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths shown on the approved plans shall be completed in all respects within three months of the first use of any apartment and the tree(s) and shrub(s) shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

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

16. Prior to the first occupation of the development hereby permitted, a landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwellinghouse), shall be submitted to and approved in writing by the Local Planning Authority. The landscape

management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.

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

17. The bin storage areas as shown on drawing No .1542-01-F14-03C shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.

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

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, the windows to be formed in the east facing elevation of the building hereby permitted shall be retained as such.

Reason: *In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.*

19. 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; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development . The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk 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 monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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