

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	FUL/2021/2241
<b>Site:</b>	428 The Chace Hotel, London Road, CV3 4EQ
<b>Ward:</b>	Cheylesmore
<b>Proposal:</b>	Change of Use from existing hotel (Use Class C1) to provide 58 bed care home with supporting facilities (Use Class C2) and solar panels on raised platform installed within rear area of car park and associated external works.
<b>Case Officer:</b>	Ayesha Saleem

### **SUMMARY**

The application proposes the Change of Use from an existing hotel (Use Class C1) to provide a 58-bed care home with supporting facilities (Use Class C2). The proposal will also include solar panels on a raised platform installed within rear area of car park and associated external works. The proposal is considered to have an acceptable impact upon the street scene and no detrimental impact upon the existing neighbouring properties.

### **BACKGROUND**

The application has been recommended for approval. The application has received more than 5 public representations objecting to the proposal

### **KEY FACTS**

<b>Reason for report to committee:</b>	More than 5 objections have been received
<b>Current use of site:</b>	The site is an existing hotel (Use Class C1) which has parking on the site.
<b>Proposed use of site:</b>	58 bed care home with supporting facilities (Use Class C2) with associated alterations.

### **RECOMMENDATION**

Planning committee are recommended to approve planning permission subject to conditions.

### **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 accords with Policies DS3, DE1, HE2, H8, AC1, AC2, AC4, IM1, GE3 and GE4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The proposal is for full planning consent to undertake a conversion of the existing hotel premises (Use Class C1) to create a 58-bed space care home within Use Class C2.

The adults to be accommodated and supported are all requiring personal and nursing care support for a range of mental health illnesses. The development will allow for residents with mental illness requiring close care and nursing support to be fully supported by the personal care offered through bespoke programmes delivered by the partner local care agency (Rethink Mental Illness) in consultation or supported by Coventry Social Services and local NHS organisations.

The submitted floor plans show the proposed layout which will provide accommodation within the following arrangement:

- Zone 1. - 6-bed crisis service with staffing 24 hours per day. This will be connected into the local NHS & Care Commissioning Group. The crisis service will have its own dedicated entrance and will be separate from main foyer.
- Zone 2. - short stay service offering 17 beds which will be connected into the NHS to enable discharge to assessment and provide step down from hospital/recovery. Maximum stay would be six months and this service will be staffed 24 hours per day.
- Zone 3. - 17-bed nursing service staffed 24 hours per day. This will also include a registered nurse on duty.
- Zone 4. - 18-bed supported living service where individuals are supported to become more independent and acquire the skills to assist them to move into their own properties. Length of stay for this service would be estimated to be between 6 months – 2 years. This service would be staffed 7 days per week, 8 hours per day and benefit from the 24/7 provision within the rest of the service.

The layout provides accommodation and rooms for the on-site resident care and nursing staff, support staff and visiting care workers and support staff. The development will result in a total of 40 full time staff members (in shift patterns).

112 solar panels will be installed on a raised platform with a maximum height of 1.8m and a tilt angle of between 10 and 30 degrees within the south eastern car park area.

The existing flat roofed extension building will be refurbished with replacement windows and an external insulation board fixed to the existing facing finished with a white render.

The existing car parking areas throughout the site will be reorganised to create two main car park areas and a small on-call staff car parking area. Overall, there will be 57 car parking spaces provided within the site.

Cycle storage and bin stores will be provided alongside the existing flat roofed extension building, set well within the site and away from the locally listed Edwardian building.

Initially, the plans included 161 solar panels to be installed across the flat roofed extension. The plans were amended to remove the solar panels off the roof and the number of solar panels have been reduced in the car park also.

## SITE DESCRIPTION

The site consists of the current Laura Ashley branded 'Iliffe' hotel (former Chace Hotel) situated on the southwest side of London Road within the Willenhall district.

The buildings within the site comprise of three distinct parts – the original mock Tudor late Victorian/Edwardian former Chace House which is locally listed (heritage asset); a two-storey pitched roof brick and part mock Tudor render extension that connects as a flank 'dogleg' building in the north-east of the site fronting London Road; and the 1970's banal flat roofed two-story reverse 'L' shaped extension in the south of the site.

The Chace Hotel development sits within spacious grounds with particularly well-established trees and hedge planting extending around all of the site boundaries, and most dense to the southern and western boundaries where the site borders the residential area of two storey houses within Carnegie Close.

To the southeast in Seymour Close, two storey houses abut the established boundary and a single house on London Road (no. 426) also abuts the south eastern boundary of the site.

Elsewhere around the site, established housing is situated to the north side of London Road and further to the northwest beyond the housing in Carnegie Close, is the wooded banks of the River Sowe.

The application site also has a number of TPO trees within the application site boundary.

## PLANNING HISTORY

<b>Application Number:</b>	<b>Description of development:</b>	<b>Decision and date:</b>
S/1901/3767	Extension to existing car parking area to forecourt of main hotel	Refused 01/01/1901
S/1963/0814	Extension to hotel to form offices	Approved 15/02/1963
S/1970/0969	Extension to parking area	Approved 06/10/1971
S/1970/0991	Extension to hotel	Approved 22/07/1970
S/1970/1611	50-bedroom hotel. Extension and boiler house. Entrance lobby and oil storage area	Approved 28/07/1970
S/1973/1141	Laundry room	Approved 05/01/1973
S/1973/1142	Launderette extension	Approved 10/07/1973
L/1998/1295	Single storey extension	Approved 04/11/1998
FUL/2017/3021	Erection of bandstand	Approved 13/03/2018
FUL/2022/0637	Demolition and erection of replacement rear extension to be used in connection with use of the former Chace Hotel building as a care home	Awaiting Determination

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF published in July 2021 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 Local Plan 2016, which was adopted by Coventry City Council on 6<sup>th</sup> December 2017. Relevant policies relating to this application are:

Policy DS3: Sustainable Development

Policy DE1: Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

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

Policy IM1: Developer Contributions for Infrastructure

Policy AC1: Accessible Transport Network

Policy AC3: Demand Management

Policy AC2: Road Network

Policy AC4: Walking and Cycling

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SPD Delivering a More Sustainable City 2009

SPD Coventry Connected (Transport and Accessibility) 2019

SPD Air Quality 2019

## **STATUTORY CONSULTATION RESPONSES**

Highways (CCC)- No objections

Environmental Protection (CCC)- No objections subject to conditions in relation to fencing

Planning Policy (CCC)- No objections

Public Health (CCC)- No objections

Ecology (CCC)- No objections subject to condition

Trees (CCC)- No objections subject to condition safeguarding TPO trees

Urban Design (CCC)- No objections subject to conditions

Conservation (CCC)- No objections subject to conditions

Social Care (CCC)- Objection

West Midlands Fire- No objections subject to informatives

West Midlands Police Services- No objections subject to informatives

NHS- Financial contribution required

## **PUBLIC RESPONSES**

Notification letters were sent out to neighbouring houses and two site notices were displayed on the 19<sup>th</sup> of August 2021 and a press notice was advertised on the 26<sup>th</sup> of August 2021.

7 letters of objection were received raising the following material planning considerations:

- a) Highway safety concerns
- b) Safety and crime concerns
- c) The entrance to the site is very close to London Road and is dangerous

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

- d) The boundary fence is not maintained
- e) The trees will restrict the sunrays getting into the solar panels.
- f) The concern is once again seeing drunks and drug users who will be accommodated at the old Chace hotel
- g) History of trouble caused by a previous hostel

A petition against the proposal with 45 signatures has been received sponsored by Councillor Bailey.

Any further comments received will be reported within late representations.

## **ASSESSMENT**

### Principle of Development:

Policy H8 (Care Homes, Supported Housing, Nursing Homes and Older Persons accommodation) states

'1. Proposals for care homes, nursing homes and other specialist and supported forms of housing for the elderly and those requiring care will be encouraged in areas that are accessible by a choice of means of transport and that are situated in close proximity to key local services.

2. Proposals should be of a high quality and design and be compatible with the character of the surrounding area.'

The National Planning Policy Framework supports the provision of more homes in line with the governments objective in significantly boosting the national supply of housing. Paragraph 62 establishes the need to deliver a range of housing to meet the needs of different demographic groups of the community, including people with disabilities and older people.

Planning Policy officers consider that the proposals comply with the provisions of the NPPF and the Local Plan Policy H8, in seeking to deliver residential accommodation, particularly the type that meets specific and niche needs of the community such as Care Homes that fall under the Use Class C2.

The application site is located in a relatively accessible location on the London Road, which benefits from a moderately frequent bus service towards Coventry city which in turn provides access to services located within the city centre and along the bus route. The site is located in an established residential area but is within reasonable walking distance from local services and other amenities located within Willenhall and to the north in Whitley. As such, the application site is considered to be in a sustainable location in compliance with the provisions of Policy H8.

Social Care officers at Coventry City Council have objected to the proposals. Their comments are as follows:

*'We have recently completed a Mental Health Market Development Plan for CCC which is supported by the Cabinet Member. This outlines the needs we have in the city and the provision we would like to develop over the next five years in respect of accommodation for people with mental ill health. While we have identified a need for a number of specialists supported accommodation beds and some emergency accommodation, as a council we are specifically not looking to develop a large number of new residential or nursing places, and a large development of this kind could be seen as a move back towards institutionalisation for this group which is against the aims of ASC's current strategies where our clear and intended aim is to support people at home. We understand that our Health colleagues have some need in this area, which we are working with them to quantify currently and gain some assurance around this issue, but we are concerned that should the plans proceed that the provider will have invested heavily in a scheme that is of limited usage locally.'*

*Should the development proceed it is possible that the capacity is used by placing authorities outside of Coventry, which may lead to Ordinary Residence disputes for CCC. Regardless of where from, the people who would be placed at the facility are likely to have substantial, complex mental health needs and a relatively high level of risk (understanding that risk assessments will inform any decision to place). Our preferred model is to develop support through using small units (usually 5-12 residents) and placing people with compatible yet different needs. This model supports community cohesion and helps to avoid a situation where the local community is unwelcoming towards residents. Concerns exist regarding the high number of complex residents that would be living in a single location, and the likely receptiveness of the community to this. We have had issues in the past where service users who are vulnerable have been targeted and are therefore keen to design out this risk wherever possible.'*

Officers have viewed the comments from Social Care and the objection raised seems to be focused on the suitability and scale of such a development with regards to the demand for such facilities and the associated impacts that this may bring. Planning policy officers consider the principle of development acceptable, and any operational/commissioning or business model requirements are not considered to be material planning considerations. Officers will add a condition in relation to a management plan which will be designed in conjunction with the Coventry City Councils Adult Social Care team to ensure that the facility is managed in a manner suitable to the Council.

#### 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.

Chapter 12 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy HE2 states that development proposals involving heritage assets in general, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

The proposal suggests there is no change in massing present within the application, utilising and reconfiguration the existing units on site, and therefore no concern is raised with this element.

There are limited external changes being made to the unit, with the retention of the current elevations to the Edwardian element of the unit and the external changes being focussed on updating the 1970s concrete extension.

The proposal suggests that the changes to the extension will include the provision of new UPVC windows and external insulation boards finished in white K render. The unit is largely self-contained within the site with the retention of mature vegetation running around the site boundary and therefore would raise minimal concern due to being largely concealed on the Streetscene. Furthermore, the proposed works would be reflective of the existing palette of this element and would be supported in principle.

The internal layouts of the site remain largely similar to that of the hotel, with the most notable changes being made for the provision of support facilities, servicing, and further communal functions such as Activity rooms and Lounges which are positive additions reflective of the proposed function. Notably the largest changes provided are to the ground floor of the locally listed element of the unit for the provision of further bedrooms.

When considering the external layout, it is noted the most substantial change is made to the southern car park aspect of the site in which the parking provision is being replaced with a gravelled ground mounted solar array placed on a raised platform and securely bounded by the provision of a 1.8-meter timber fence with concrete posts which further masks the provision from the Streetscene.

The development has an allocated bin storage area on site, and this is considered to be acceptable.

Urban Design and Conservation officers have no objections subject to conditions in relation to detailed drawings doors and windows including conservation rooflights (scale 1/20) and sample details to be submitted.

#### Impact on residential amenity:

Given there are to be no new extensions and the alterations relate to the existing flat roofed extension building being refurbished these changes are to have no impact upon the residential amenity of neighbouring occupants as there is a significant separation distance of circa 45.4 metres between the flat roof extension and the closest residential dwellings: 34-36 Seymore Close. Also, the changes are cosmetic.

The proposed new solar panels to the car park is located at a distance of circa 8.2 metres to the closest residential dwellings: 34-36 Seymore Close. The boundary is heavily vegetated; thus the solar panels are not to be visible and there are no concerns in relation to glint and glare.

Environmental Protection officers initially requested confirmation that there will be no new external plant and the agent confirmed this. Officers also requested that a Glint and Glare

assessment is submitted. The agent also submitted this, and this has been assessed by officers. Environmental Protection officers have no objections subject to a condition in relation to a maintenance condition on the 1.8m fence (timber panels) in case of wind damage etc. Officers would also like a noise management plan for the communal areas to ensure there is to be no concerns regarding noise to neighbouring properties.

Neighbours have raised concerns regarding safety and crime. The proposal is not considered to result increased crime as the site is to be managed and staffed.

#### Highway considerations:

The existing car parking areas throughout the site will be reorganised to create two main car park areas and a small on-call staff car parking area. Overall, there will be 57 car parking spaces (and cycle parking provided within the site). A Transport Assessment has also been provided alongside the application.

The Transport Assessment clearly explains the net impact of the development being one of less daily traffic movements. As such Highway officers have no objections to the proposals. There are also no concerns in relation to the installation of the solar panels.

Policy AC3 states that the 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.

According to the Appendix 5 car parking and cycling standards for a care home the parking required is 1 per 4 bed spaces + 1 per 2 staff members (FTE). The development will require approximately 15 parking spaces plus 20 staff member parking spaces. The development will provide in excess of the required parking spaces.

The proposal is not to result in any highway safety concerns, thus Highway officers have no objections to the proposal.

#### Ecological and Trees:

Policy GE3 states Proposals for development sites, having biodiversity or geological conservation value, will be permitted provided that they protect, enhance and/or restore habitat biodiversity.

The site is approx. 50m from Lower Sowe Meadows Local Wildlife Site. There are no records of notable wildlife from the site although there are records of bats and hedgehogs locally.

There is no objection to the proposal on ecology grounds subject to a condition in relation to a bat survey condition.

Policy GE4 states Development proposals will be positively considered provided:

- a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey;
- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
- c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction.



A tree survey has been submitted alongside the application. This has been assessed by the Tree officer who has no objections to the proposals subject to a condition in relation to the Safeguarding TPO trees. As part of this proposal no trees are to be removed.

#### S106 Contributions:

Policy IM1 of the Coventry Local Plan 2016 states 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.

NHS have requested a contribution of £52,823, which would need to be index linked and would be used on local improvement works to deliver additional capacity in local primary care facilities to support the population from this development.

#### Other Matters:

For clarification this application is for the change of use to a care home for adults to be accommodated and supported which require personal and nursing care support for a range of mental health illnesses.

The entry into the site is existing there are proposed to be no changes to this.

In regard to boundary treatments, for clarification all hard landscaping details will be conditioned to ensure we have these full details.

In relation to the neighbour's comments that the trees will restrict the sunrays getting into the solar panels. This has been considered by the applicants and the solar panels will be on slightly raised platforms and angled to maximise the sunlight that they receive. The amount of PV panels they require have also been reduced and will be placed away from the trees, specifically any TPO's trees.

#### 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

In view of the acceptable principle, design and no detrimental impact upon neighbouring properties, the scheme accords with development plan policies, supplementary planning guidelines and the NPPF 2021 therefore the application is recommended for approval. The development is in accordance with Policies DS3, DE1, HE2 H8, AC1, AC2, AC3, AC4, IM1, GE3 and GE4 of the Coventry Local Plan 2016.

## CONDITIONS:/REASON

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:

Existing Ground Floor Plan & Location Plan DWG: FP28752-A-001-PL1

Existing First Floor Plan DWG: FP28752-A-002-PL1

Existing Plans DWG: FP28752-A-003-PL1

Proposed Ground Floor Plan DWG: FP28752-A-004-PL1

Proposed First Floor Plan DWG: FP28752-A-005-PL1

Proposed Floor Plans DWG: FP28752-A-006-PL1

Existing Site Plan DWG: FP28752-A-007-PL1

Site Plan DWG: FP28752-A-008-PL2

Proposed Roof Plan DWG: FP28752-A-009-PL2

Existing Elevations - extension block DWG: FP28752-A-010-PL1

Proposed Elevations DWG: FP28752-A-011-PL2

External Finishes Plan DWG: FP28752-A-012-PL2

Transport Statement- October 2021

Design and Access Statement- V1.0

Planning Statement

Heritage Statement V2

The Chace Hotel - Visuals

Health & Wellbeing Impact Assessment Screening Report

Tree Survey- August 2021

Glint & Glare Assessment- January 2022 Including appendices A-I

**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 the render to the existing flat roofed extension building 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. Prior to their incorporation into the development hereby permitted, the following details shall be submitted to and approved in writing by the Local Planning Authority;
- (a) 1:20 drawings of external frames to windows and doors including conservation roof lights and associated joinery sections (including reveal depths);
- These details shall be installed 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 development has a satisfactory external appearance and protect this heritage asset in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.*

5. The residential accommodation hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the approved plans and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.

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

6. Prior to occupation of the building hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. 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.*

7. No development (including any demolition or preparatory works) shall commence unless and until a survey for the presence of bats has been carried out by a qualified surveyor, and has been submitted to and approved in writing by the Local Planning Authority. Should the presence of bats be found then no demolition or preparatory works shall take place until full details of measures for bat mitigation and conservation in accordance with good practice guidelines have been submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in strict accordance with the approved timings and details and once undertaken any mitigation works shall not be removed or altered in any way

**Reason:** *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

8. Within one month of the installation and carrying out of the approved bat mitigation and conservation measures submitted in accordance with condition no.7, a qualified batworkers report shall be submitted to the Local Planning Authority to verify completion of the works.

**Reason:** *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

9. No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until tree protection measures have been submitted to and approved in writing by the Local Planning Authority. The tree protection measure shall safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837) all trees on the site, or those trees whose root structure may extend within the site and which are the subject of the City of Coventry City of Coventry (London Road No.1) Tree Preservation Order 1965. In particular 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 Root Protection Area or outer canopy 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 be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and 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). The approved mitigation and / or protection measures shall be put in place prior to the commencement of any works and shall remain in place during all construction work.

**Reason:** *To protect adjacent trees which are the subject of a Tree Preservation Order and trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE1 and GE4 of the Coventry Local Plan 2016.*

10. Prior to the first occupation of the development hereby permitted, details of any hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details 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 the development hereby permitted and thereafter they shall be retained and shall not be removed or altered in any way.

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

11. The solar panels shall not be installed until the proposed 1.8 metre fence is in situ. The fence 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.*

12. Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. Six electric vehicle recharging points shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.

**Reason:** *To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2016 and the aims and the objectives of the NPPF.*

13. Before the development hereby permitted commences a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall specify the provisions to be made for the control of noise emanating from the communal areas within the site. The noise mitigation scheme should be installed 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 safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.*

14. Prior to the first occupation of the building hereby permitted, an operational management scheme including long term objectives, long term management responsibilities and maintenance schedules in conjunction with Coventry City Council's Adult Social Care Commission shall be submitted to and approved in writing by the Local Planning Authority. The facility shall only operate in accordance with the approved management plan.

**Reason:** *To ensure that the development is not used in an over-intensive manner, prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DE1 and H8 of the Coventry Local Plan 2016.*

