

Planning Committee Report	
Planning Ref:	PL/2024/0001921/RVC
Site:	Land Off Abbotts Lane and Upper Hill Street, Coventry, CV1 4DF
Ward:	Sherbourne
Proposal:	<p>Full planning application of 212 dwellings (Class C3) served via access from Abbotts Lane and Upper Hill Street; strategic landscaping and earthworks; temporary car parking; surface water drainage and all other ancillary and enabling works. Outline planning application for new residential development up to 478 units (Class C3); ancillary Class E development of up to 950 sqm of floorspace; strategic landscaping and earthworks; surface water drainage; and all other ancillary infrastructure and enabling site works with means of access to be taken from the connections from Abbotts Lane and Upper Hill Street (part of the full application) for consideration; all other matters (layout, appearance, scale, and landscaping) reserved for subsequent approval.</p> <p>(Variation of condition No. 5 (approved drawings) imposed on planning permission reference OUT/2021/3576 granted on 16/10/2023)</p>
Case Officer:	Owain Williams

SUMMARY

The application as submitted seeks consent for the variation of condition 5 (approved drawings) to allow for minor amendments to be made to the approved application OUT/2021/3576, which gave full permission for 212 dwellings (Class C3) served via an access from Abbotts Lane and Upper Hill Street; strategic landscaping and earthworks; temporary car parking; surface water drainage and all other ancillary and enabling works, and outline permission for up to 478 units residential units (Class C3); ancillary Class E development of up to 950 sqm of floorspace; strategic landscaping and earthworks; surface water drainage; and all other ancillary infrastructure and enabling site works with means of access to be taken from the connections from Abbotts Lane and Upper Hill Street.

The amendments sought are mainly to address the recent changes to Fire Safety in Residential Blocks, which now requires two cores to be provided in buildings that are classed as relevant buildings (those that are 18 metres in height and above).

Whilst the changes have seen a reduction in the height of 2 residential blocks to plot 3; internal layout changes to the blocks within plots 3 and 4; and the relocation of the car park access to plot 2 and relocation of the egress out onto Upper Hill Street, the number of units proposed, and the positioning of the main access and residential blocks hasn't changed from that previously approved. In order to keep the same number of units, with the alterations made, there has been a slight change to the housing mix in plots 3 and 4.

Amendments have been made during the process of this application following requests made by officers in planning, Urban Design, Conservation and Highways, which have resulted in the egress onto Upper Hill Street being re-instated in a slightly different location to that approved, following its initial removal from the scheme. The amendments also re-instated the Orchard Landscape feature within the scheme which was being reduced as part of the original proposals.

BACKGROUND

The application OUT/2021/3576 was previously considered by Planning Committee in November 2022, where the resolution was to refuse the application for the following reasons:

- (1) the effect of the proposal on the character and appearance of the area;
- (2) the impact of the scheme on traffic and air quality;
- (3) unsatisfactory housing mix that would not deliver family housing;
- (4) whether the approach taken in terms of affordable housing is justified; and
- (5) the effect of the proposal on the living conditions of existing residents

A public inquiry appeal was held in July 2023 which resulted in the appeal being allowed and costs awarded against the Council.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee due to the number of representations received
Current use of site:	Former Gas Works
Proposed use of site:	Residential with ancillary retail/commercial (Use Class E)
Proposed no of units	690 residential units and 950 sqm commercial floorspace

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal has already been established as acceptable in principle.
- The proposed alterations to the scheme are deemed as acceptable minor material amendments and would not significantly alter the scheme to a level that would warrant a refusal of the application.
- The proposal accords with Policies: DS1; DS3; DS4; H1; H2; H3; H4; H6; H9; GE1; GE3; GE4; JE7; DE1; HE2; AC1; AC2; AC3; AC4; AC5; EM1; EM2; EM3; EM4; EM5; EM7 and IM1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site is the former gas works site which is bounded by Abbotts Lane to the north and west, the ring road to the south-east, and by Upper Hill Street to the southeast. There are significant level changes across the site with the highest point at the east corner at the Abbotts Lane/ Upper Hill Street junction, then dropping down to the south and east.

On Upper Hill Street are a group of locally listed buildings that back directly onto the site which are residential and located opposite the listed St. Osburg's Church. St. Osburg's Primary School is located opposite the site on Upper Hill Street.

The site is immediately adjacent the Spon End and Nauls Mill Conservation Area, the edge boundary of which runs along Abbotts Lane. Abbotts Lane comprises mainly residential properties, other than Britannia Tyres and a vacant commercial premises on the junction with Mill Street.

At the top of Abbotts Lane, the residential properties are of various heights and styles and are raised significantly above street level. At the lower end of Abbotts Lane, near the junction with Mill Street there is a two-storey terrace of residential properties at street level.

The linear park dissects the site and provides connectivity through from Abbotts Lane, under the ring road, to Upper Well Street. Since the determination of the previous application, the site has been fully remediated.

APPLICATION PROPOSAL

The proposed application has been made to make minor material amendments to the approved drawings listed under Condition 5, under hybrid planning application OUT/2021/3576, granted at appeal on 16th October 2023.

As a reminder the approval of application OUT/2021/3576 gave permission for the redevelopment of the site for up to 690 residential units within 7 blocks (which vary between 4 storeys and 21 storeys in height) and up to 950sqm of floorspace within Use Class E.

The previous hybrid application split the site in two, with differing levels of detail for each part. The full part of the approval proposed 212 units to be provided in plots 3 and 4 in which full design details (access, layout, scale, appearance and landscaping), housing mix, and associated infrastructure were approved. The outline part of the application proposed up to 478 dwellings in plots 1 and 2 and provided details only regarding access. All other matters for the outline part such as layout, appearance, scale and landscaping would be reserved matters for later consideration.

Three access/egress points were approved which would serve the development, two from Abbots Lane (which would provide access and egress in and out of the site) and one onto Upper Hill Street (which was to be used as an exit from the development only).

Before running through the minor material amendments being made as part of this submission it is important to highlight that the proposed number of units does not change, with 212 units still proposed in the full section (plots 3 and 4) and 478 units proposed in the outline section (plots 1 and 2). The footprint of the buildings remain in the same location as approved and there are still 3 points of access with 2 off Abbots Lane for access and egress and one onto Upper Hill Street for egress only.

In order to simplify the amendments being made the below splits the changes being made into the full and outline parts of the hybrid approval.

Full Approval

Plot 3

The amendments have been made to this section of the proposed development to accommodate a second staircase within Plot 3A. This is because of recent changes to Fire Safety in Residential Blocks above 18m (relevant buildings). As a result, internal adjustments to the layout of the building have been made to cater for this amendment.

In addition, the revisions have omitted of a floor from the residential blocks within Plot 3A and 3C. Consequently, to replace these units, additional units have been introduced within Plot 3B. Plot 3B has therefore been adjusted internally and 1 lift omitted.

Notwithstanding this amendment, the overall number of units within Plot 3 remains at 124, in accordance with the hybrid approval. The proposed internal changes made to each residential block within plot 3 has resulted in the following accommodation schedule.

Accommodation Mix	Number of Units (xx) = previously approved numbers
1 bed apartments	53 (41)
2 bed apt/townhouses	53 (59)
3 bed apt/townhouses	18 (24)
Total	124 (124)

As well as the main alterations internally and the loss of two floors from different blocks within plot 3 there are some alterations to the façades of the buildings. Due to the internal alterations, bin stores and cycle stores have been relocated meaning that the ground floor façade has altered slightly with doors to those stores now in different locations to that approved.

The upper floors have also had amendments made with the inset balconies on the southeastern elevations of the blocks being omitted and replaced with Juliet balconies.

This has meant an internal increase in the footprint of the units with the large, glazed windows still able to open as and be used as Juliet balconies. The balconies and terraces at the upper floors of the blocks are still retained albeit at a slightly lower height due to the reduction in height of block 3A and 3C.

The other alteration as part of plot 3 sees the relocation of the egress out onto Upper Hill Street. The approved egress out onto Upper Hill Street punched through the existing vegetation and sandstone wall, which in the first iteration of the plans submitted for this application was seen as being removed and a looped access created in the site taking all traffic out onto Abbots Lane. As a result of the looped access the feature orchard landscaped area was significantly reduced. Through the process of the application this was amended to reinstate the landscaped area and bring the vehicular egress back out onto Upper Hill Street. However, instead of removing the main wall and trees the vehicular egress has been proposed further northwards along Upper Hill Street to utilise an existing access into the site itself.

The other alteration to the internal layout of the development is the relocation of the access to the main car park associated with the development which is identified to be located in plot 2. The original location of the access was just off the main access road into the west facing elevation of plot 2. However, this has now been located to the south facing elevation and is located further into the site.

Plot 4

It has been explained that the changes to plot 4 have been made to rationalise the floor plans and to improve the apartment layouts, including replacing external deck access with two stair cores, lifts and corridors in plot 4A to allow for changes to Fire Safety in Residential Blocks regulations.

Changes have also been made to the residential blocks because of the site remediation and to ease construction and minimise risks associated with the stability of the boundary sandstone wall along Abbots Lane.

Again, due to the internal changes made within the blocks of plot 4 the unit mix has been altered but again as per plot 3 the number of units remains the same as was previously approved. The proposed accommodation is now as proposed:

Accommodation Mix	Number of Units (xx)=previously approved numbers
1 bed apartments	31 (22)
2 bed apt/townhouses	47 (60)
3 bed apt/townhouses	10 (6)
Total	88 (88)

As well as these main changes there has been architectural design changes. This has meant that sections of the building have seen reduced in height simply by being built at

a lower level than originally proposed. The level issues along Abbotts Lane and the issues associated with the stability of the boundary sandstone wall has led to the omission of some of the private amenity space to properties.

In terms of the external appearance of blocks on plot 4 there has been subtle brick decoration redesign due to changes from an English to a running bond. This has seen the pattern of the brick work on the external facades change.

Outline Approval

As part of the approval and to support the outline section of the development, parameter plans were approved which gave indicative heights, routes of movement, uses etc.. which, as a result of some of the changes to plot 3 and 4, have been amended to remain consistent with what will now be delivered.

The proposed movement plan has been altered to show the new proposed location of the egress onto Upper Hill Street and the proposed minimum and maximum AOD levels have been updated to reflect the height decreases which have resulted from the loss of floors from Plot 3.

There is also a proposed change to the proposed minimum and maximum AOD levels within plot 2 in the outline section. The proposed height of Plot 2 has been amended along the north-eastern elevation which now steps down to the west, to a maximum height of 113.7m and a minimum height of 104.7m, therefore introducing an additional stepped elevation. In addition, the south-west elevation has an amended proposed maximum height of 111.1m with a minimum of 105.1m, stepping up to 129.1m (as approved).

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
OUT/2021/3576	Full planning application for 212 dwellings (Class C3) served via access from Abbotts Lane and Upper Hill Street; strategic landscaping and earthworks; temporary car parking; surface water drainage and all other ancillary and enabling works. Outline planning application for new residential development up to 478 units (Class C3); ancillary Class E development up to 950sqm of floorspace; strategic landscaping and earth works; surface	Refused at Planning Committee 3 rd November 2022 and issued 11 th November 2022. Public Inquiry held 4 th – 7 th July 2023 Appeal Allowed 16 th October 2023

	water drainage and all other ancillary infrastructure and enabling site works with means of access to be taken from the connections from Abbots Lane and Upper Hill Street (part of the full application) for consideration; all other matters (layout, appearance, scale and landscaping) reserved for subsequent approval.	
FUL/2021/3298	Operational development/earthworks to facilitate site remediation	Approved 25 th May 2022
FUL/2019/3199	Creation of new linear park from Belgrade Plaza to Naul's Mill Park, including upgrades to the existing underpass, the creation of a new water feature using the culverted Radford Brook; central landscape feature in conjunction with outline application ref: OUT/2019/2454) and a new pedestrian route from Abbots Lane to Middleborough Road	Approved 3 rd December 2020

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. 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.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, 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 DS4: (Part A) – General Masterplan Principles

Policy H1: Housing Land Requirements

Policy H2: Housing Allocations

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy GE1 Green Infrastructure
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 HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road 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 EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy DS4: (Part A) – General Masterplan Principles
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H6: Affordable Housing
Policy H9: Residential Density
Policy GE1 Green Infrastructure
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 HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road 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 EM3 Renewable Energy Generation

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

Statutory

No objections received from:

- HSE – No objections

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

- Highways - No Objection following the amendments received, subject to retention of existing conditions.

Non-Statutory

No objections received from:

- West Midlands Fire Service – No objections

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

- Conservation – No Objection following the amendments received, subject to retention of existing conditions
- Urban Design – No Objection following the amendments received, subject to retention of existing conditions
- Ecology – No objections subject to retention of existing conditions.
- Archaeology - No objections subject to retention of existing conditions
- Local Lead Flood Authority - No objections subject to retention of existing conditions
- Environmental Protection - No objections subject to retention of existing conditions.

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 2nd December 2024. A press notice was displayed in the Coventry Telegraph on 28th November 2024.

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

- All traffic will now enter and exit on a bend opposite the tyre business
- Reduction in green/public open space – Loss of the orchard would lead reduction in biodiversity and lead to increased risk of surface water flooding.
- Stepped elevation to plot 2 would mean further overlooking and loss of daylight/sunlight.
- Air Quality – still an issue
- The number of dwellings will lead to parking and traffic issues in the area and also pose danger to school children.
- Major disruption of neighbour's amenity during construction

Following the submission of amended plans on 17th June 2025 neighbours were re-notified on the 18th June 2025 and a further 7 letters of objection have been received, raising the following material planning considerations:

- a) Overdevelopment and Density Concerns
- b) Inadequate Parking Provisions
- c) Impact on Local Infrastructure
- d) Architectural Incongruity
- e) Environmental and Ecological Impact
- f) Access opposite the school is a major concern
- g) The reinstatement of the Upper Hill Street exit and relocation of the car park entrance for plot 2 would have negative impacts on the school and local residents
- h) The plans remove some parking spaces so that will lead to increase on street parking in the area
- i) The new entrance to the enclosed car park will almost certainly lead to many more cars exiting by Upper Hill Street when phase 2 is completed.
- j) The new exit onto Upper Hill Street will take away parking spaces and part of the pathway from Upper Hill Street.
- k) The exit is shown at 45 degrees onto Upper Hill Street, not 90 degrees. That could affect visibility of drivers exiting.

Any further comments received will be reported within the late representations document.

APPRAISAL

The main issues in determining this application are whether the minor material amendments made to the scheme are acceptable.

Principle of development

The principle of development has already been established under the original application OUT/2021/3576 and via the inspector's decision. The proposed minor material alterations to the scheme, have been explained in the application proposal section above and it has been made clear that the number of units, positioning of the blocks and the proposed functioning of the development in terms of access are not being altered. Therefore, issues regarding overdevelopment, density, built form, traffic, congestion, air quality and impact on local infrastructure that have been raised by the objectors are all deemed acceptable as per the inspector's decision.

Housing Mix

The proposed layout changes made to the residential blocks do result in an alteration to the housing mix approved in the full section of the development. Having highlighted the changes in the mix of plots 3 and 4 above in this report the overall combined mix for both plots would be as follows:

Accommodation Mix	Number of Units (xx)=previously approved numbers	% of units of total (xx)=previously approved %
1 bed apartments	84 (63)	40% (30%)
2 bed apt/townhouses	100 (119)	47% (56%)
3 bed apt/townhouses	28 (30)	13% (14%)
Total	212 (212)	100% (100%)

This change only results in small percentage changes between what was approved and what is being proposed now. 1 beds – 10% increase; 2 beds – 9% decrease and 3 beds – 1% decrease.

Local Plan Policy H4 deals with securing a mix of housing. It sets out in the first instance that the Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the latest Strategic Housing Market Assessment. Secondly, it says that in assessing the housing mix in residential schemes, the Council may take into account circumstances where it may not be appropriate to provide the full range of housing types. These include b) locational issues, such as highly accessible sites within or close to a designated centre where larger homes and low/medium densities may not be appropriate; and c) sites with severe development constraints where housing mix may impact on viability.

The approved mix did not fully meet the desired housing mix nor the desire within the Local Plan context for more larger 3-4 bed properties to be provided. However, the inspector stated that “while I appreciate that there may well be a greater need for larger 3- and 4-bedroom homes in Coventry, that need is citywide. Local Plan Policy H4 does not suggest that this need must be met on all sites; the policy makes specific reference

to balancing house types and sizes across the city. Moreover, the policy accepts that there may be good locational reasons why larger houses may not be appropriate, and sites with severe constraints where housing mix may impact on viability”.

The inspector set out in his decision that optimising the site, which is a highly accessible site due to its location close to the city centre, and in the context of the housing supply situation the Council finds itself, weighed strongly against the provision of larger units and houses with gardens. The contaminated nature of the site, due to its former use, was another point highlighted by the inspector as a reason why family houses with gardens wasn't preferable.

Whilst the situation has changed in terms of the 5-year housing land supply it is still important for housing land supply that this allocated site and the numbers involved are brought forward. The loss of 690 units would be a significant loss from the trajectory.

Taking the above into context, the proposed changes in the housing mix only reduces the amount of 3 beds by 2 (1%) with only 10% changes being made either way within the smaller 1-2 bed units. The changes are considered are therefore seen as acceptable and would be acceptable and would comply with Policy H4 of the Coventry Local Plan 2017.

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.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

- 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;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- 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);
- 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.
- 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

- 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 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

The biggest change to the appearance of the residential blocks would be the reduction in height of blocks 3a and 3c. This proposed change would alter the appearance of the development but would only merely reduce the bulk and scale, which, from the neighbouring objector’s point of view, would be a positive to the development. The other changes to the residential blocks are subtle changes to the elevations which would not have any adverse visual impact. Whilst the omission of the inset balconies would remove an element of light and shade on the elevations there would still be detailing upon the elevations which would retain their quality appearance. The change in the brick detailing to plot 4 from the English to running bond is deemed a more attractive pattern and would improve the appearance of plot 4.

The original submission proposing the changes to the development resulted in the removal of the vehicular egress onto Upper Hill Street but resulted in the deletion of the landscaped orchard feature as an access looping around plot 3 had to be accommodated. The removal of the landscaped feature was seen as a negative impact in terms of visual appearance by the Urban Design officer and Planning Officer and it was requested for it to be reinstated. The only option to reinstate the landscaped area was to delete the loop and reinstate the egress onto Upper Hill Street. However, instead of simply reinstating the vehicular egress back to the location it was approved in, another option was put forward which was seen as beneficial to the visual amenities.

The proposed relocation of the egress onto Upper Hill Street now retains the landscape orchard feature which is seen as a key feature in this area for visual purposes but also for pedestrian connectivity purposes. The new location of the Upper Hill Street vehicular egress is beneficial as it avoids the removal of the existing trees at the boundary of the site and avoids the deletion of a large section of the sandstone wall. The Urban Design Officer welcomes the re-introduction of an egress on to Upper Hill Street and the re-establishment of the green corridor as they will significantly enhance the quality of the response to the southern edge to the development.

The inspector in his conclusion of the character and appearance of the development deemed plots 3 and 4 as “excellent pieces of design, in terms of their arrangement and composition, but also in their detailed resolution”. He continued to say that “given the state of the site as it stands, and so long as the quality of the design was carried through to construction, something that can be addressed by conditions, they would provide a significant uplift to both the character and the appearance of the area”. As the changes

do little to alter the appearance of the development in a negative way the proposed changes are deemed to be acceptable and comply with Policy DE1 of the Coventry Local Plan 2017.

Heritage character of the area and Heritage Assets

Coventry Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

As discussed, the initial proposals removed the egress out onto Upper Hill Street and resulted in the loss of the landscaped orchard feature. This change was deemed detrimental by the Conservation Officer from a heritage perspective as the loss of the landscaped area removed the buffer between the locally listed buildings on Upper Hill Street and the development, affecting its setting. Following the amended plans the Conservation Officer has stated that “The reinstatement of a walkway with orchard will provide an enhancement to the setting of the locally listed building and in essence is a return to the original design which was approved”

In regard to the egress itself the Conservation Officer commented that “the removal of a broken and failing section of modern sandstone wall to create new egress out the site is acceptable and will not cause harm to the character and appearance of the Conservation Area. Also, this proposal will see the protection of the trees that face onto Upper Hill Street, maintaining the status quo, and provide screening of the development to from that section of road.”

The other changes made to the elevations and layouts from a heritage perspective are seen as negligible, which do not dilute the architectural quality of the scheme and therefore are deemed acceptable. The revision to levels in areas has meant that the bases of the buildings address the landscape directly, which is a positive.

The Conservation Officer concluded that it is considered that on balance the new proposals do not cause any greater level of harm than the original submission and in some instances provide enhancement.

Taking into account the above it is considered that the proposed changes to the development would comply with Policy HE2 of the Coventry Local Plan 2017.

Impact on residential amenity

Policy DS3 of the Coventry Local Plan is concerned with creating sustainable development. Policy H3 of the Coventry Local Plan states that new development must provide a high-quality residential environment.

The proposed alterations to the development improve the impact upon the neighbouring resident's amenity as the height of the residential blocks have been lowered. The other

changes to the elevations of the blocks are all minor and do not result in the introduction of new windows where they weren't already approved so do not introduce any more overlooking.

In relation to the comment that the alteration creating the stepped elevation to plot 2 would mean further overlooking and loss of daylight/sunlight, the proposed changes would not provide any vantage points closer to residential properties that haven't already been approved. The distances between the new development and existing residential properties have already been accepted and the new stepped elevation would not result in any further impact than what would be experienced from the approved development.

With regards to the residential amenities/residential environment of the occupiers of the development the units that now form the new housing mix still all meet Nationally Described Space Standards (NDSS).

Whilst there has been the omission of some inset balconies, the space allotted to these inset balconies did not constitute a usable balcony and was simply an extended Juliet balcony. The switch now transfers the space back into the apartment making the apartments larger in footprint but still offering the Juliet balcony when the glazed doors are open.

There has been the loss of some private amenity areas to the rear of units which back onto Abbotts Lane as a result of external and internal level differences behind the existing sandstone wall, which only came to light following the remediation works that have been undertaken since the approval and the further surveys that followed. Whilst the loss of these private amenity areas is not ideal the areas due to level differences wouldn't be able to be utilised. Within the appeal decision the inspector stated that the private amenity spaces need to be viewed in the context of a high-density scheme, and a site that is contaminated. The inspector in reference to the open space stated the following: "There is communal space proposed on the site, and a linear park. Moreover, Naul's Mill Park, with its excellent children's play facilities are a very short walk away. For a site on the boundary of the city centre, with all the advantages that it has in terms of accessibility, I consider the provision for open space to be generous".

Taking into account the above and the inspectors conclusions on the open space provision it is considered that the impact of the changes is minimal and there would be sufficient open space, private and public, within the development to cater for the occupiers.

Taking into account the above it is considered that the proposed amendments to the scheme would not impact upon residential amenity and comply with Policy DS3 and H3 of the Coventry Local Plan 2017.

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.

With regards to issues of access, the development doesn't alter how it functions, with the two accesses out onto Abbots Lane used for entering and exiting the site and one egress out onto Upper Hill Street for exit only. As previously stated, the original submission proposed changes to the approved development which resulted in the removal of the egress out onto Upper Hill Street but also involved the deletion of the landscaped orchard. This arrangement was met with a highway objection as it resulted in the loss of a pedestrian and cyclist-friendly environment within the development and it was requested that this was reinstated. The amendments reinstated the egress out onto Upper Hill Street but moved it slightly north-westwards towards an existing vehicle crossover. The highways officer has stated that "the slight relocation allows the exit to be on a wider section of Upper Hill Street, further away from the school entrance opposite and it would encourage all vehicles to exit in the direction of Abbots Lane and Barras Lane and therefore all in all, it is a significant improvement over the previous arrangement and one that the LHA fully supports".

Whilst the highway officer is supportive of the relocated access it has been highlighted by them that there would be the need for additional details around the Upper Hill Street egress to direct drivers to approach the highway at 90 degrees. This would be a simple surface demarcation that can be picked up in the hard and soft landscaping condition that exists on the approval.

Further to this it has been indicated that there should be a traffic management plan (TMP) secured by condition, which doesn't exist at present. This would be to ensure that the functioning of the development is suitably managed and that only users of the car parking spaces on the southwest side of plot 3 and refuse/emergency vehicles are permitted to egress onto Upper Hill Street. The plan could possibly include proposed signage, or

bollards/barriers to control access. This proposed condition would be seen as an improved scenario for the development and resolve concerns that residents have raised.

Parking provision should accord with the standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car, is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by supporting evidence.

There has been a small alteration to the location of parking spaces within plots 3 and 4, however, it has resulted in 29 spaces being proposed, one more space than previously approved, which is an acceptable change. The proposed access relocation also now allows the on-street parking on Upper Hill Street to be maintained as the access no longer punches out through the existing layby and now utilises an existing dropped kerb and access to the site instead.

The other alteration being made to the proposal in relation to parking provision is the removal of Parameter Plans 10 (Temporary Car Parking Strategy) and 11 (End Car Parking Strategy). The applicant has opted to do this due to the recognition the Planning Inspector gave in the appeal, that car parking provision with Plots 1 and 2 will be a subject for discussion with the future Reserved Matters planning applications.

It is important in this instance to refer to the appeal decision. The inspector highlighted that the site being on the edge of the city centre is a very well-connected site in terms of public transport, walking and cycling. The inspector referred to the site as “an ideal candidate for a ‘car free’ development that provides the absolute minimum amount of car parking” and then indicated that “providing the level of car parking proposed seems to me to provide an incentive for residents of the scheme to run a car despite the city centre location, and the accessibility of the site, thereby adding to the amount of parking on adjoining streets, alongside traffic on local roads, and in the Air Quality Management Area”. The inspector nonetheless made an assessment on the parking provision of the site and referenced the introduction of a residents parking zone in the adjoining streets, which would exclude residents of the proposals, and concluded that “In that overall context, I see no difficulties arising from the scheme in car parking terms”. Considering the inspectors views on the parking provision of the site, and the minimal changes the layout and provision of parking this aspect would be acceptable and comply with Policy AC3 of the Coventry Local Plan 2017

Taking into account the above it is considered that the proposed changes would comply with Policies AC3 and AC4 of the Coventry Local Plan 2017.

Other Considerations

The main reason for the submission of this application is due to the recent changes to Building Regulations and Fire Safety in Residential Blocks above 18m (relevant buildings) in which two cores are required. The proposals were accompanied by a Fire Statement Form in which the HSE and WMFS were consulted. The HSE are content with the proposals so therefore the proposals in relation to fire safety are acceptable.

With regards to flood risk, contaminated land, air quality, ecology and trees the proposed changes to the development do not have any further impact and the approved conditions would still be sufficient and relate to the consultee's original no objections subject to conditions comments.

The approved S106 agreement providing contributions and obligations will remain unchanged and as agreed.

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:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- 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 principle of the development is already established via OUT/2021/3576 and the proposed changes to the approved development do not impact any further upon the character and appearance, neighbouring, amenities nor highway safety and therefore are deemed acceptable. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1; DS3; DS4; H1; H2; H3; H4; H6; H9; GE1; GE3; GE4; JE7; DE1; HE2; AC1; AC2; AC3; AC4; AC5; EM1; EM2; EM3; EM4; EM5; EM7 and IM1 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development to which the FULL planning permission relates must not be begun later than the expiration of three years from the 16 th October 2023
Reason	<i>To conform with Sections 73 & 91 of the Town and Country Planning Act 1990 (as amended)</i>

2.	Application for approval of the reserved matters specified in condition 4 below associated with the development for which OUTLINE planning permission is hereby granted must be made to the local planning authority before the expiration of five years from 16 th October 2023.
Reason	<i>To conform with Sections 73 & 91 of the Town and Country Planning Act 1990 (as amended)</i>

3.	The development for which OUTLINE planning permission is hereby granted, referred to in condition 2 above, must be begun not later than two years from the final approval of reserved matters or, in the case of approvals on different dates, the final approval of the last such matter to be approved for that phase.
Reason	<i>To conform with Sections 73 & 91 of the Town and Country Planning Act 1990 (as amended)</i>

4.	Details of the reserved matters associated with the grant of OUTLINE planning permission namely a) scale; b) layout; c) appearance; and d) landscaping, shall be submitted to and approved in writing by the local planning authority before any part of the development covered by the grant of OUTLINE permission commences and shall be implemented in the form approved.
Reason	<i>To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015</i>

5.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • 2298-GHA-ZZ-ZZ-DR-A-(10)0001_P02 – Proposed Site Location Plan • 2298-GHA-ZZ-ZZ-DR-A-(10)0002_P04 – Proposed Site Plan • 2298-GHA-ZZ-ZZ-DR-A-(10)0003_P01 – Existing Site Plan • <u>Full Permission</u> <ul style="list-style-type: none"> • 2298-GHA-Z3-00-DR-A-(05)0300_P04 – Plot 3 L00 Ground • 2298-GHA-Z3-00-DR-A-(05)0500_P02 – Plot 03 L00 Ground Context • 2298-GHA-Z3-01-DR-A-(05)0301_P04 – Plot 3 First Floor Layout • 2298-GHA-Z3-02-DR-A-(05)0302_P04 – Plot 3 L02-L03
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- 2298-GHA-Z3-02-DR-A-(05)0304_P04 – Plot 03 L04
- 2298-GHA-Z3-05-DR-A-(05)0305_P04 – Plot 3 Fifth Floor Layout
- 2298-GHA-Z3-06-DR-A-(05)0306_P04 – Plot 03 L06-L07
- 2298-GHA-Z3-07-DR-A-(05)0307_P03 – Plot 3 Seventh Floor Layout
- 2298-GHA-Z3-08-DR-A-(05)0308_P04 – Plot 3 Eighth Floor Layout
- 2298-GHA-Z3-09-DR-A-(05)0309_P04 – Plot 3 Ninth Floor Layout
- 2298-GHA-Z3-11-DR-A-(05)0311_P03 – Plot 3 Rooftop Layout
- 2298-GHA-Z3-ZZ-DR-A-(05)0600_P02 – Plot 3a Bay Study 01
- 2298-GHA-Z3-ZZ-DR-A-(05)0601_P03 – Plot 3a Bay Study 02
- 2298-GHA-Z3-ZZ-DR-A-(05)0602_P02 – Plot 3b Bay Study 01
- 2298-GHA-Z3-ZZ-DR-A-(05)0603_P02 – Plot 3D (link) Bay Study 01
- 2298-GHA-Z3-ZZ-DR-A-(05)0605_P02 – Plot 3D (link) Bay Study 02
- 2298-GHA-Z3-ZZ-DR-A-(05)0606_P03 – Plot 3C Bay Study 01
- 2298-GHA-Z3-ZZ-DR-A-(05)1200_P03 – Plot 3 – Elevations 1 of 2
- 2298-GHA-Z3-ZZ-DR-A-(05)1201_P03 – Plot 3 – Elevations 2 of 2
- 2298-GHA-Z3-ZZ-DR-A-(05)1300_P03 – Plot 3 – Site Sections A-A and B-B
- 2298-GHA-Z3-ZZ-DR-A-(05)1301_P03 – Plot 3 – Site Sections C-C and D-D
- 2298-GHA-Z3-ZZ-DR-A-(05)1302_P03 – Plot 3 – Site Sections E-E and F-F
- 2298-GHA-Z3-ZZ-DR-A-(05)1303_P03 – Plot 3 – Site Sections G-G and H-H
- 2493.1001 P4 Plot 4 – Proposed GF Plan (Level 0)
- 2493.1002 P4 Plot 4 – Proposed 1st Floor Plan
- 2493.1003 P4 Plot 4 – Proposed 2nd Floor Plan
- 2493.1004 P4 Plot 4 – Proposed 3rd Floor Plan
- 2493.1005 P4 Plot 4 – Proposed 4th Floor Plan
- 2493.1006 P4 Plot 4 – Proposed 5th Floor Plan
- 2493.1007 P3 Plot 4 – Proposed Roof Plan
- 2493.1200 P1 Plot 4 – Proposed Boundary Wall Condition
- 2493.2001 P3 Plot 4 – Abbots Lane Elevation
- 2493.2002 P3 Plot 4 – Radford Brook Park Elevation
- 2493.2003 P3 Plot 4 – New Gas Street Elevation
- 2493.2004 P3 Plot 4 – Gable Elevation
- 2493.2005 P3 Plot 4 – Courtyard Elevation (1 of 3)
- 2493.2006 P3 Plot 4 – Courtyard Elevation (2 of 3)
- 2493.2007 P4 Plot 4 – Courtyard Elevation (3 of 3)
- 2493.2101 P2 – Bay Study A
- 2493.2102 P2 – Bay Study B
- 2493.2103 P3 – Bay Study C
- 2493.2104 P2 – Bay Study D
- 2493.2105 P3 – Bay Study E

- 2493.3001 P2 Plot 4 – Section A-A
- 2493.3002 P2 Plot 4 – Section B-B
- 2493.3003 P3 Plot 4 – Section C-C
- 2493.4001 1B2P Apartment Type
- 2493.4020 2B4P Apartment Type
- 2493.4022 2B4P Apartment Type
- 2493.4030 2B5P Apartment Type
- 2493.4040 2B4P Townhouse Type A
- 2493.4044 3B6P Townhouse
- 2298-GHA-ZZ-00-DR-A-(05)0100_P08 – Site Wide GF GA
- 2298-GHA-ZZ-01-DR-A-(05)0101_P03 – Site Wide L1 GA
- 2298-GHA-ZZ-02-DR-A-(05)0102_P03 – Site Wide L2 GA,
- 2298-GHA-ZZ-03-DR-A-(05)0103_P03 – Site Wide L3 GA
- 2298-GHA-ZZ-04-DR-A-(05)0104_P03 – Site Wide L4 GA
- 2298-GHA-ZZ-05-DR-A-(05)0105_P02 – Site Wide L5 GA
- 2298-GHA-ZZ-06-DR-A-(05)0106_P02 – Site Wide L6 GA
- 2298-GHA-ZZ-07-DR-A-(05)0107_P02 – Site Wide L7 GA
- 2298-GHA-ZZ-07-DR-A-(05)0108_P01 – Site Wide L8 GA
- 2298-GHA-ZZ-07-DR-A-(05)0109_P01 – Site Wide L9 GA
- 2298-GHA-ZZ-07-DR-A-(05)0110_P01 – Site Wide L10 GA
- 2298-GHA-ZZ-07-DR-A-(05)0111_P01 – Site Wide L11 GA
- 2298-GHA-ZZ-07-DR-A-(05)0112_P01 – Site Wide L12 GA
- 2298-GHA-ZZ-07-DR-A-(05)0113_P01 – Site Wide L13 GA
- 2298-GHA-ZZ-14-DR-A-(05)0114_P02 – Site Wide L14-L18 GA
- 2298-GHA-ZZ-19-DR-A-(05)0119_P01 – Site Wide L19 Roof GA
- 2298-GHA-ZZ-19-DR-A-(05)0121_P02 – Site Wide L21 Roof GA
- 2298-GHA-ZZ-B1-DR-A-(05)0099_P01 – Site Wide B1 GA
- 2298-GHA-ZZ-B2-DR-A-(05)0098_P01 – Site Wide B2 GA Plan
- 2298-GHA-ZZ-ZZ-DR-A-(05)0400_P02 – Site Section A-A
- 2298-GHA-ZZ-ZZ-DR-A-(05)0401_P03 – Site Section B-B
- 2298-GHA-ZZ-ZZ-DR-A-(05)0402_P01 – Site Section C-C
- 2298-GHA-ZZ-ZZ-DR-A-(05)0403_P03 – Site Section D-D
- Outline Permission
 - 2298-GHA-ZZ-ZZ-DR-A-(05)0001_P04 – Parameter Plan 01 – Phasing & Plot Plan
 - 2298-GHA-ZZ-ZZ-DR-A-(05)0002_P01 – Parameter Plan 02 – Existing Site Plan
 - 2298-GHA-ZZ-ZZ-DR-A-(05)0003_P04 – Parameter Plan 03 – Proposed Uses B2 Level Plan
 - 2298-GHA-ZZ-ZZ-DR-A-(05)0004_P04 – Parameter Plan 04 – Proposed Uses B1 Level Plan
 - 2298-GHA-ZZ-ZZ-DR-A-(05)0005_P04 – Parameter Plan 05 – Proposed Uses GF Level Plan

	<ul style="list-style-type: none"> • 2298-GHA-ZZ-ZZ-DR-A-(05)0006_P04 – Parameter Plan 06 – Limits of Deviation • 2298-GHA-ZZ-ZZ-DR-A-(05)0007_P06 – Parameter Plan 07 – Min + Max AOD Levels • 2298-GHA-ZZ-ZZ-DR-A-(05)0008_P04 – Parameter Plan 08 – Public Realm Phasing Plan • 2298-GHA-ZZ-ZZ-DR-A-(05)0009_P05 – Parameter Plan 09 – Proposed Movement Plan
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
6.	The details to be submitted in pursuance of approval under condition 4 above shall accord with the principles set out in the Abbots Park Design Code Revision 2 dated September 2022.
Reason	<i>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 2017 and the emerging Local Plan</i>
7.	No development shall commence on either the FULL or OUTLINE elements of the scheme unless and until full details of the colour, finish, and texture of all materials to be used on all external surfaces of the various buildings and structures (including the façade artwork detail), in the particular phase of development under consideration, together with details of the windows, doors, balconies, and rainwater goods, and samples of the facing materials and roof coverings for that phase, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason	<i>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 2017 and the emerging Local Plan</i>
8.	No development shall commence of the FULL element until a hard and soft landscaping scheme, including a full planting schedule specifying species, location, number, density, height, and eventual spread and the location of grassed areas (turfed or seeded), the depth of topsoil where necessary and an implementation timetable. The scheme should also include details of the Green Roofs proposed. The landscaping scheme shall be implemented in accordance with the approved details and retained and maintained as such thereafter. In the event that any trees or plants that formed part of the approved landscaping scheme die, are removed, or become diseased, within ten years after their planting, they shall be replaced in the next planting season with others of similar size and species

Reason	<i>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 2017 and the emerging Local Plan</i>
9.	Details of the landscaping for each phase of the development submitted in pursuance of condition 4 shall include a phasing scheme for its implementation. The landscaping shall be implemented in accordance with the approved phasing scheme.
Reason	<i>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 2017 and the emerging Local Plan</i>
10.	No external lighting in any phase of the development, including roadway and pathway lighting shall be erected or installed until full details of the type, design and location of the lighting columns, fixtures, and fittings, together with their associated angle, fall, spread, and intensity, for the phase of the development under consideration has been submitted to and approved in writing by the local planning authority. External lighting shall be implemented in accordance with the approved details and retained as such thereafter.
Reason	<i>To ensure a satisfactory residential environment of the adjoining occupiers and for the future occupiers of the residential accommodation in accordance with Policy H3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
11.	<p>1) Before development commences on any phase of the development, the following drainage details for the phase of the development under consideration shall be submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> • <p>a) the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. This shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features: general below ground attenuation, aimed solely at managing the quantity of water on site (preference should be given to localised cellular storage unless there is no possible mechanism for doing so); water quality control medium(s) such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground; the use of water harvesting and grey water reuse at individual plot level within the development. This consideration should include both the deployment of water butts, and dedicated tank-based storage where appropriate and any reasons for not using them should be clearly stated – all in accordance with Coventry City Council's SPD: Delivering a more Sustainable City;</p>

	<p>b) a detailed strategy document must be submitted to, and approved in writing by, the local planning authority for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on the site. It should also mention any notable Health and Safety or specialist training, and any special equipment required as part of the routing maintenance;</p> <p>c) development discharge rates to be managed to Qbar greenfield rates or 5 l/s, whichever is the greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA;</p> <p>d) a 5 metre way-leave must be provided from the top bank of any ordinary watercourse to the building line;</p> <p>e) evidence to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include a demonstration of how the building will be protected in such an event;</p> <p>f) provision must be made for the drainage of the site to ensure that there is no discharge of surface water to the public highway;</p> <p>g) where new or redevelopment site levels result in the severance, diversion, or the reception of natural or engineered drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows for discharge by a method first approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p>
Reason	<i>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 2017, the emerging Local Plan and Coventry City Council's adopted Supplementary Planning Document for Delivering a More Sustainable City.</i>
12.	No development shall commence under the terms of the permission granted herein until the remediation strategy permitted under ref.FUL/2021/3298 has been completed in full accordance with the approved details and associated conditions.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
13.	Before development commences on any phase of the development, a Construction Management Plan (CMP) for the phase under consideration shall be submitted to and approved in writing by the local planning authority. The CMP shall include details of a designated point of contact within the site, and associated contact details; hours of working; delivery timings; the parking of vehicles by site operatives and visitors; the delivery access point; the loading and unloading of plant and materials; the anticipated size and frequency of vehicles moving to and from the site; the storage of plant and materials to be used in the construction of the development; the erection and subsequent

	<p>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 site does not carry mud or deposit other materials on the public highway; measures to control the emission of dust and dirt during demolition and construction; measures to control any asbestos present; 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 the recycling/disposal of waste resulting from demolition and construction. Development shall be carried out in accordance with the approved CMP.</p>
Reason	<p><i>To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2017 and the emerging Local Plan</i></p>
14.	<p>No development shall commence under the terms of the permission granted herein until the archaeological remediation and mitigation strategy permitted under ref.FUL/2021/3298 has been completed in full accordance with the approved details and associated conditions. unless the local planning authority gives its written consent to an alternative approach.</p>
Reason	<p><i>To comply with paragraphs 194 and 205 of the National Planning Policy Framework and Policy HE2 of the Coventry Local Plan 2017 and the emerging Local Plan in order to ensure any remains of archaeological importance, which help to increase our understanding of the City's historical development are recorded, preserved and protected in the most appropriate manner, where applicable, before development commences. This may mean the preservation of archaeological evidence in situ or by means of a comprehensive record and the creation of a permanent archive, to advance public understanding.</i></p>
15.	<p>Before development commences on any phase of the development, a Construction Environmental Management Plan (CEMP) for the phase under consideration shall be submitted to and approved in writing by the local planning authority. The CEMP shall include: a risk assessment of any potentially damaging construction activities; identification of biodiversity protection zones (for example buffers to trees and hedges or to protected wildlife habitat); 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 and/or protected trees); the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); the times during construction when specialist ecologists need to be present on site to oversee works (as required); responsible persons and lines of communication; and the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as</p>

	necessary). Development shall be carried out in accordance with the approved CEMP.
Reason	<i>To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
16.	Prior to first occupation of any phase of the development permitted herein, a Landscape and Ecological Management Plan (LEMP) for that phase shall be submitted to and approved in writing by the local planning authority. The LEMP shall include; a description and evaluation of features to be managed; ecological trends and constraints on site that might influence management; aims and objectives of management, including mitigation and enhancement for species identified on site; appropriate management options for achieving aims and objectives; prescriptions for management actions; preparation of a work schedule (including and annual work plan capable of being rolled forward over a ten year period); details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP shall be implemented in accordance with the approved details within three months of first occupation of the phase of development to which it relates.
Reason	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
17.	Prior to first occupation of any phase of the development permitted herein, details of the biodiversity enhancements for that phase of the development shall be submitted to and approved in writing by the local planning authority. These should include: areas of biodiverse/biosolar roofs; wildlife friendly landscaping; areas of vertical greening; a diverse mix of native species; bat boxes; a range of nesting boxes; and invertebrate habitat features. Installation shall take place in accordance with the approved details before the relevant phase of the development is first occupied and retained in their approved form thereafter.
Reason	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
18.	Prior to the first occupation of any phase of the development permitted herein, details of the cycle parking facilities (whether internal or external) relating to the phase under consideration, including a timetable for its provision, shall be submitted to and approved in writing by the local planning authority. The cycle parking facilities shall be provided in accordance with the approved details and retained as such thereafter.

Reason	<i>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 2017 and the emerging Local Plan</i>
19.	Prior to first occupation of any phase of the development permitted herein, details of the waste management provision, and a refuse strategy, including a timetable for implementation, for the phase under consideration, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.
Reason	<i>To safeguard the amenities of future occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
20.	Prior to first occupation of any phase of the development permitted herein, an Estate Management Plan (EMP) for the phase under consideration, including details of long-term management responsibilities, maintenance schedules, access control systems, and CCTV, shall be submitted to and approved in writing by the local planning authority. NO phase shall be occupied until the EMP for that phase has been implemented in full and estate management shall continue thereafter in accordance with the approved EMP.
Reason	<i>To safeguard the amenities of future occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
21.	Before development commences on any phase of the development, a Sustainable Building Statement (SBS) relating to the phase under consideration, demonstrating how the requirements of Local Plan Policy EM2 (Building Standards) have been met, shall be submitted to and approved in writing by the local planning authority. The phase under consideration shall not be occupied until the SBS has been fully implemented in accordance with the approved details. The measures in the SBS shall be retained thereafter.
Reason	<i>To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
22.	Before development commences on any phase of the development permitted herein, a Local Labour and Business Strategy (LLBS) shall be submitted to and approved in writing by the local planning authority. The LLBS shall incorporate measures to promote employment opportunities arising from the development, to encourage job applications from residents of Coventry, and measures to promote opportunities for local businesses to gain contracts associated with the construction of the development. Development shall be carried out in accordance with the approved LLBS.

Reason	<i>In order to contribute to the local economy and local residents in need of employment and in accordance with the principles within policy JE7 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
23.	Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and/or the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) or any statutory instrument amending, revoking and/or replacing that Order, the Class E uses approved herein shall not include Class E(g)(ii) Research and Development of Products or Processes; or Class E(g)(iii) Industrial Processes.
Reason	<i>To ensure that the site is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and in the visual interests of the locality in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
24.	The Class E uses approved herein shall not exceed 950 sqm in gross internal area
Reason	<i>The granting of an unrestricted planning permission could have a significant impact on the vitality and viability of existing shopping centres as set out in Policy R3 of the Coventry Local Plan 2017</i>
25.	Prior to first occupation of any phase of the development permitted herein (excluding anything already permitted under ref.FUL/2021/3298), an Arboricultural Method Statement relating to the phase under consideration shall be submitted to and approved in writing by the local planning authority. This shall include details of the methodology for carrying out a hand dug exploratory trench/pit within a root protection area without causing damage to roots greater than 25mm in diameter, contingency plans should roots be discovered in the exploratory trench/pit, design of foundations to respect a 200-300mm air void located between the existing ground level and the lower surface level of suspended foundation floors, and full tree protection details. Development on each phase shall be carried out in accordance with the approved details.
Reason	<i>In the interests of the visual amenities and natural environment of the area in accordance with Policies GE3, GE4, EM1 and DS3 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
26.	No development shall commence until a site-wide phasing programme has been submitted to and approved in writing by the local planning authority. This shall include: details of the precise location and extent of individual development phases; the extent of development within each phase and a description of the intended timing of development and completion dates for each phase;

	permanent and temporary access arrangements to serve each phase of the development; any interim surface or boundary details relating to each phase of the development; and the timings for provision of green infrastructure and footpath/cycle routes within each phase. Development shall be carried out in accordance with the approved site-wide phasing programme.
Reason	<i>To ensure the satisfactory development of the site in the interest of visual amenities in accordance with Policy DE1 of the Local Plan 2017 and the emerging Local Plan</i>
27.	No works shall be carried out to the existing sandstone wall unless and until a method statement showing the extent of the works to be carried out to it, the ways in which the work will be undertaken, and details of repairs/replacement has been submitted to and approved in writing by the local planning authority. The works to the wall shall be carried out in accordance with the approved details
Reason	<i>To ensure that the development has a satisfactory external appearance in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
28.	Prior to the formation of the access out onto Upper Hill Street details of a vehicular traffic management scheme for the development shall be submitted to and agreed in writing by the Local Planning Authority. Any means of traffic control within that management scheme shall be implemented and working order prior to the first occupation. The measures implemented shall not be removed or altered in any other way.
Reason	<i>To ensure the satisfactory functioning of the development and to for the purposes of highway safety in accordance with policy DE1 and AC3 of the Local Plan 2017 and the emerging Local Plan</i>