

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	FUL/2021/1734
<b>Site:</b>	150 Far Gosford Street
<b>Ward:</b>	St Michaels
<b>Proposal:</b>	Demolition of existing buildings and redevelopment of the site for student accommodation with a commercial unit on the ground floor
<b>Case Officer:</b>	Liam D'Onofrio

## **SUMMARY**

Planning permission is sought for the demolition of the existing building (minus the façade fronting Far Gosford Street) and the redevelopment of the site for student accommodation with a commercial unit on the ground floor. The scheme will include 53 units of accommodation within a building up to five-storeys high.

## **KEY FACTS**

<b>Reason for report to committee:</b>	More than five objections have been received.
<b>Current use of site:</b>	Vacant – formerly Coventry Empire music venue
<b>Proposed use of site:</b>	Student accommodation with ground floor commercial unit

## **RECOMMENDATION**

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

## **REASON FOR DECISION**

- The proposal is acceptable in principle
- The proposal will not adversely impact upon visual amenity/heritage assets.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DE1, HE2, IM1, GE3, H3, H10, R3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## **BACKGROUND**

### **APPLICATION PROPOSAL**

Planning permission is sought for the demolition of the existing building (retaining the façade fronting Far Gosford Street) and the redevelopment of the site to provide student accommodation with up to 53 units of accommodation within buildings up to five-storeys and a commercial unit (Class E) on the ground floor fronting Far Gosford Street.

The retail unit will front on to Far Gosford Street whilst separate access to the student accommodation will be provided from Vecqueray Street.

## **SITE DESCRIPTION**

The application site relates to a building was originally built as a cinema but has more recently been used as a snooker/pool hall, a student nightclub and a music venue 'The Empire'. The latter use relocated to a larger venue in Hertford Street in the city centre in 2020 and the building is currently vacant.

The site is located on the southern side of Far Gosford Street with a secondary frontage on the western side of Vecqueray Street to the rear of No.149 Far Gosford Street. The site is within the Far Gosford Street Conservation Area and there are several locally listed buildings in close proximity to the site, including The Calcott Cycle Works and The Parish Rooms on Vecqueray Street. The site is also within the Far Gosford Street area of the city centre and also the Far Gosford Street Local Centre.

## **PLANNING HISTORY**

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

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
FUL/2020/2562	Demolition of existing buildings and redevelopment of the site for student accommodation and a commercial unit on the ground floor	Withdrawn 23/02/21

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

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

### **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 policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy DS4: (Part A) – General Masterplan Principles

Policy H3: Provision of New Housing

Policy H5: Managing Existing Housing Stock

Policy H10: Student Accommodation

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 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 R3: The Network of Centres  
Policy R6: Restaurants, Bars and Hot Food Takeaways  
Policy IM1: Developer Contributions for Infrastructure

### **City Centre AAP 2017**

Policy CC1: Coventry City Centre – Development Strategy  
Policy CC2: Enhancement of Heritage Assets  
Policy CC3: Building Design  
Policy CC7: Tall Buildings  
Policy CC9: Drainage & Flood Risk  
Policy CC10: Environmental Management  
Policy CC11: Accessibility

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

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

### **CONSULTATION**

No Objections received from:

- CCC Education
- CCC Housing
- Historic England
- West Midlands Police
- West Midlands Fire Service

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

- CCC Economic Development
- CCC Ecology
- CCC Conservation
- CCC LLFA (Drainage)
- CCC Archaeology
- CCC Environmental Protection
- CCC Highways.

Immediate neighbours and local councillors have been notified; a site notice was posted on 24/06/21. A press notice was displayed in the Coventry Telegraph on 24/06/21.

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

- a) The city was awarded City of Culture and by demolition of this building you are taking away our culture/heritage.
- b) Oppose "facadism", merely keeping front as a nod to what this building was once is simply not good enough.
- c) The building should be retained and reused as a community asset / We need entertainment venues.
- d) Prefer an empty old, lovely building than another student residence.
- e) Coventry needs to retain its historic buildings or find better uses for them.
- f) This building is of great historical and social significance to the people of Coventry.
- g) The first cinema (The Crown) in the UK, owned by Oscar Deutsch the founder of the Odeon cinema chain.
- h) Another independent Coventry Cinema being taken down by some short-term capital venture
- i) Need for nurture and to leave a legacy that will create spaces for creativity, togetherness and experience, not studio flats for a transient demographic.
- j) Demand Council reject this planning application and immediately take measures to preserve The Paris as a historic monument.
- k) The student building will look hideous and is too tall.
- l) This is a conservation area, no more high buildings.
- m) The city skyline is becoming dominated by high rise, purpose-built student accommodation.
- n) Obstruction of Coventry's famous Three Spires.
- o) The city does not need any more student accommodation.
- p) Existing anti-social behaviour of student neighbours, piles of litter, aggressive behaviour when challenged.
- q) Impact of tower block upon visual amenity of the area.
- r) Parking concerns.
- s) Flood risk/pollution.

7 letters of objection have been received, providing no comments.

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

- t) Objection to demolition of a listed building. [The building is not listed and is currently an undesignated heritage asset within the conservation area.]

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are the principle of development, Design/impact upon visual amenity, heritage character of the area and heritage assets, the impact upon neighbouring amenity, highway considerations, flood risk, noise, contaminated land, air quality, ecology and contributions.

### **Principle of development**

#### Demolition

The scheme will result in the total loss of the building, other than its façade. The building is identified as a non-designated heritage asset, although it has a clear cultural significance to the City of Coventry. The planning balance of weighing the non-designated heritage impacts against public benefits is considered in greater detail within the Heritage Assets section of this report; however, with no objections to the loss of the building from Conservation or Historic England the demolition is acceptable in principle, subject to a suitable replacement building.

#### Loss of existing community uses

The applicant indicates that The Empire music venue lease finished in November 2019 and the premises was vacated at the beginning of 2020. At this time the venue was within a D1 Use Class, which included cinemas, concert halls, bingo halls, dance halls, indoor and outdoor sports. Following changes to the Use Class Order in September 2020 the music venue use became 'sui-generis' or within a use of its own, thus limiting any change of use without planning permission.

The use is identified within the NPPF as a main town centre use. Council policies around protecting community uses does not extend to main town centre uses. As such there is no policy basis to protect the sui generis use.

The Empire venue has successfully moved to a new larger premises, the former ABC cinema on Hertford Street, within the city centre and to perhaps a more suitable central location with no immediate residential neighbours.

#### Proposed student residential use

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

Policy H10 'Student Accommodation' states that purpose-built student accommodation and conversions of residential and non-residential properties to student accommodation will be encouraged where:

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

To support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement.

The application site is located within a highly sustainable city centre location, with excellent access to shops, services and public transport options. It is considered that the proposed residential use can be made compatible with the proposed and existing commercial uses to ensure that future occupiers' amenity is safe from environmental pollutants. The student accommodation is directly and conveniently accessible to Coventry University buildings. The design has been amended to provide urban

regeneration without impacting upon the amenities of the existing occupiers of surrounding residential properties.

#### The commercial use

The site is within Far Gosford Street Local Centre. Policy R3 states that such Centres will contain an appropriate scale of development which is demonstrated to not impact negatively on higher order centres and supports their immediate locality for day-to-day convenience shopping and also some service and restaurant uses; and social, community and leisure uses. Small scale office uses will also be acceptable.

The provision of a commercial unit is acceptable in Policy terms. The proposed use will be within Class E of the Use Class Order, which includes a variety of retail and leisure uses, including restaurants, but excluding hot food takeaways and drinking establishments. The commercial use at ground floor will provide a positive active frontage within this commercial streetscene.

#### **Design/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.

CCAAP Policy CC3: Building Design, states that high quality design will be required for all new buildings.

The National Planning Policy Framework, paragraph 126 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 Conservation Area is designated in recognition of the significance of the historic street, which was a medieval suburb outside the city walls. Beyond Harnall Row/Vecqueray Street to the east of the application site there is a finer grain of buildings fronting Far Gosford Street, with a number of listed buildings, including medieval timber-framed houses. To the west of the Harnall Row/Vecqueray Street junction are generally larger grain, contemporary buildings; however, these do generally fall in overall height towards the junction and the same is true of the buildings fronting Vecqueray Street.

The scheme has had a number of iterations and originally proposed development of up to seven storeys, providing 91 bed spaces. This initial scheme proposed a seven-storey building set back-of-pavement on Vecqueray Street. Amendments were made to provide a set-back 'nib'; however, the bulk and mass of the initial scheme was considered to be too dominant, failing to respect the character of the streetscene and setting of the Far Gosford Street Conservation Area.

Design amendments have been made to ensure that built form across the application site falls from west to east to provide an appropriate scale and mass. The building is limited to three-storeys on the Vecqueray Street elevation reflecting the scale of buildings on this side of the road. Overall heights are limited to five-storey and four-storey fronting far Gosford Street, set behind the retained existing façade.

The application site does not sit within a view cone of the three spires and does not therefore conflict with CCAAP Policy CC7.

The site as amended is considered to comply with Policies DE1, HE2, CC3 and the aims and objectives of the NPPF in terms of good design.

### **Heritage character of the area and Heritage Assets**

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

NPPF Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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.

The CCAAP Policy CC2 'Enhancement of Heritage Assets' states, amongst other things, that all development relating to heritage assets shall be undertaken sympathetically and seek to preserve or enhance their setting.

Representations objecting to the building's loss show the significant public feeling to the building. The building is currently an undesignated heritage asset; however, it is proposed to locally list the façade element that fronts Far Gosford Street. This is the most prominent and recognisable element of the building, and it will be retained as part of the scheme, so it does not affect the proposed local listing. It is an important point that there are no components of a cinema use beyond the façade, the building has had intervening uses as a snooker/pool hall, a student nightclub and a music venue 'The Empire'.

Historic England were critical of initial justification for demolition of the building within the supporting Heritage Statement, as information that the building has been substantially rebuilt from when it was a cinema was not properly substantiated. Further information has been provided to evidence that the existing building occupying the plot is of negligible heritage significance and that little or no fabric of the original cinema building survives. Historic England have raised no objection to the demolition of the building (minus façade), as proposed.

In terms of the character and setting of the wider conservation area, the scheme has been significantly reduced in scale (as described in the section above) and Historic England have confirmed that they are content with the amended scheme, noting that it is a considerable reduction from previous versions and when set in the context of the surrounding buildings and other recent consents in the vicinity it is acceptable subject to the choice of appropriate materials.

Conservation have also raised no objections, noting that the amended proposals are now acceptable in terms of massing. It is suggested that the material condition is placed on these proposals to ensure the development is high-quality and reflective of neighbouring properties within the Conservation Area. Materials details will be secured by condition.

Having considered the significance of the non-designated heritage asset and the scale of harm identified, it is concluded, on balance, the benefits delivered by the proposed development will outweigh the loss of the non-designated heritage asset (minus façade) in accordance with NPPF Paragraph 203.

#### Archaeology

The Archaeologist has raised no objections to the scheme, subject to an archaeological condition to secure a programme of archaeological works.

#### **Impact on residential amenity**

Policy H10 of the Local Plan states that purpose-built student accommodation will be encouraged where, amongst other things, will not materially harm the amenities of occupiers of nearby properties.

The scheme will provide adequate separation of between 15m and 17m between window-to-window separation, which is considered acceptable in a higher-density urban area. Minimum separation distances of 12m between built form are exceeded. The residential/commercial use will be compatible with similar surrounding uses and the scheme is not therefore considered to create any significant impact upon the outlook, light, privacy or amenities of adjoining occupiers.

In terms of the amenities of future occupiers the scheme provides a high-quality residential development within a convenient central location. Window-to-window separation between units within the site will be 16m, which again is considered to be acceptable.

West Midlands's Police recommends that the proposal should meet with the design specifications and physical security measures that are outlined in 'Secured by Design' guidance for both New Homes 2019 and Commercial Developments 2015. This recommendation has been added as a condition.

In terms of protecting future occupiers from noise the applicant proposes upgraded glazing in respect of noise from night-time economy sources. EP have asked for a condition to agree ventilation/air intake locations/mechanical extraction details so that windows do not need to be opened and internal noise levels are maintained.

A further condition is requested by EP to secure adequate party wall/floor insulation between commercial and residential elements and also plant rooms and residential elements.

As the Class E use includes restaurants a condition is suggested to restrict such a use unless and until a scheme for odour control of cooking with a suitable extraction system and flue has been agreed.



### **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. The car parking standards set out in Appendix 5 to the Local Plan indicate that the provision of private car parking will not generally be promoted within the City Centre as it is highly accessible by a range of transport modes and there is already an adequate supply of publicly available car parking.

The site is within a highly sustainable location with good access to public transport links, shops and services and direct accessible to Coventry University campus. Appendix 5 allows for zero car parking within the city centre.

Highways have asked for a Transport Statement, which is considered to be of a sound basis on which to base the principles of the development and to emphasise its car-free nature. Highways have requested a Travel Plan condition and associated monitoring fee and also a sustainable transport bundle contribution. These contributions are to be confirmed and members will be updated at the meeting.

The scheme includes dedicated in-building cycle parking and bin storage, which will be secured by conditioned.

Highways have also asked for a student management plan condition to secure clear arrangements for the beginning and end of terms for students moving into and out of the accommodation and avoid any impact upon the safe and free flow of traffic in the vicinity of the site.

The scheme is therefore acceptable in terms of Policy AC1, AC2, AC3 and AC4.

### **Flood Risk**

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. Policy EM5 'Sustainable Drainage Systems (SuDS)' advises that all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

The site is within Flood Zone 1 but is susceptible to surface water flooding. The LLFA have raised no objections to the scheme, subject to securing an appropriate drainage condition to ensure that this is managed accordingly.

The scheme therefore accords with Policies EM4 and EM5.

### **Contaminated land**

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means.

Policy H3 'Provision of New Housing' states that a suitable residential environment will be safe from environmental pollutants, such as land contamination

Due to the history of the area, as a mix of commercial & industrial uses Environmental Protection have requested to standard land contamination conditions to require a full site investigation and mitigation strategy.

### **Air quality**

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

Environmental Protection have requested that any gas boilers/combined heat and power (CHP) should have the lowest NOx emissions available and not to exceed 40mg/kWh. This will be conditioned accordingly.

As previously mentioned, a condition is suggested to secure a suitable extraction system and flue prior to the use of the Class E commercial unit as a restaurant/café.

A construction management plan condition will secure details to minimise dust/debris during demolition and construction. This shall include a pre-demolition asbestos survey.

### **Ecology**

Policy GE3 'Biodiversity, Geological, Landscape and Archaeological Conservation Development' states that proposals will be expected to ensure that they: lead to a net gain of biodiversity, protect or enhance biodiversity assets, avoid negative impacts on existing biodiversity and preserve species which are legally protected.

The Ecologist notes that the existing site has limited biodiversity value and agrees with the supporting Bat Survey that there is negligible opportunity for bats in the existing building. There is no objection on ecology grounds, subject to conditions to secure the inclusion of bat/bird features within the building design, for example, bat tiles/swift bricks and details of soft landscaping to secure use of native/wildlife-friendly planting.

### **Developer Contributions**

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

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

- Care Commissioning Group (NHS CCG) – £19,139 to be used on local improvement works to deliver additional capacity in local primary care facilities to support the population from this development.
- NHS University Hospital Coventry and Warwickshire – £36,618 for acute care.
- Coventry City Council Streetscene - £34,627 to improve greenspace provision at Gosford Green (formal greenspace) and/or Far Gosford Street (informal greenspace).
- Coventry City Council Public Realm - £40,000 requested for enhancement of public realm in locality.
- Coventry City Council Highways - TBC

The developer has agreed to the requested contributions.

Policy H10 indicates that the specified student tenure will be secured through a Section 106 agreement. This reflects the fact that should the properties be occupied by other aspects of the city's population then it would be required to contribute to affordable housing and potentially other Section 106 contributions.

### **Equality Implications**

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

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

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

### **Conclusion**

The proposed development is considered to be acceptable in principle and will provide a high-quality design that will not result in any significant impact upon heritage assets, neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies H3, H10, DE1, HE2, AC1, EM4, EM7, R3, IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## 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: Drg No.(SITE)001 Rev 2, (SITE)002 Rev 2, 100 Rev 3, 101 Rev 2, 103 Rev 2, 104 Rev 2, 105 Rev 2, 106 Rev 1, 200 Rev 3, 201 Rev 3, 202 Rev 2, 203 Rev 3, 204 Rev 2, (GA)300 Rev 3, (GA)301 Rev 2.

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

3. Prior to the operation of any café/restaurant within the Class E use hereby permitted, details of extract ventilation and/or odour control equipment, including details of any noise attenuation and odour control measures shall be submitted to and approved in writing by the Local Planning Authority. The extract ventilation and/or odour control equipment shall be installed in strict accordance with the approved details and shall thereafter be permanently maintained in full accordance with the manufacturer's instructions and be operated at all times when cooking is carried out.

**Reason:** *To protect the amenities of future occupiers from cooking odour and general disturbance in accordance with Policies R6, DS3 and H3 of the Coventry Local Plan 2016.*

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

monitored and controlled; and

- a scheme for recycling / disposing of waste resulting from demolition and construction works.

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

**Reason:** *The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2016.*

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

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

6. The development hereby permitted shall proceed in accordance with details of in-building bat tiles, swift bricks or similar, which shall be submitted to and approved in writing by the Local Planning Authority. The in-building bat tiles, swift bricks or similar shall be fully installed in strict 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 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.*

7. The development hereby permitted shall proceed in accordance with a detailed Landscape and Ecological Management Plan, which has been submitted to and approved in writing by the Local Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildlife friendly planting, use of green walls and green roofs. Such approved measures shall thereafter be implemented in full within the first planting season following approval.

**Reason:** *In order to safeguard and enhance habitat and secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.*

8. Prior to their incorporation into the development, details of:
  - window/ door frame colour and materials;
  - glazing details;
  - brick and mortar details;
  - cladding details including colour/finish and profile, fixing systems and joint details;
  - a schedule of works and materials for the repair/refurbishment of the retained facade;

- details of any rainwater goods;
- details of any vents/grilles;
- details of roof top safety rail systems; and
- details of any plant enclosure or similar structures

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 Policies DE1 and HE2 of the Coventry Local Plan 2016.*

9. 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:
- (i) Details during the demolition phase that provision must be made to avoid sediment loads on the surface water runoff.
  - (ii) All 'within building plot' drainage must be considered for the incorporation of water re-use systems/ water butts, such as grey water harvesting, and consideration must also be given to features such as green roof technology to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.
  - (iii) Finished floor slab levels must be 300mm above the 1 in 100 year pluvial flood levels, and above the 1 in 1000 year fluvial flood levels.
  - (iv) Consideration should be given to the use of flood resilience design and construction measures as outlined in the document 'Improving the flood performance of new buildings - Flood Resilient Construction 2007'.
  - (v) Evidence to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building will be protected in such an event.
  - (vi) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

**Reason:** *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies EM4 & EM5 of the Coventry Local Plan 2016.*

10. Prior to the first occupation of the building hereby permitted, a student management scheme shall be submitted to and approved in writing by the Local Planning Authority; which sets out clear arrangements for the beginning and end of terms for students moving into and out of the accommodation. Thereafter the building shall only operate in full accordance with the approved details which shall not be amended in any way.

**Reason:** *To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon the safe and free flow of traffic in the vicinity of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan*

2016.

11. The development hereby permitted shall not be occupied unless and until cycle parking facilities have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

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

12. Prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable and methods of monitoring the performance of the Plan), to promote travel by sustainable modes, and shall be implemented in accordance with the details specified therein and shall not be amended 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.*

13. An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

14. The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

15. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

16. Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No.15, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing.

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

17. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 13, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 14, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 15.

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

18. Prior to their incorporation into the development hereby permitted, a scheme to meet 'Secured by Design' which includes: CCTV, vandal proof lighting and access control systems, shall be submitted to and approved in writing by the Local Planning Authority. These measures 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 Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

19. No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition beyond ground floor level/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research



objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI'

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

20. Any gas boilers or combined heat and power (CHP) installed on site shall have a dry NOx emission rate of no more than 40mg/kWh.

**Reason:** *To mitigate the impacts of development on air quality in accordance with Policies EM7 and DS3 of the Coventry Local Plan 2016 and the aims and the objectives of the NPPF.*

21. 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 Policies HE2 and DE1 of the Coventry Local Plan 2016*

22. The development 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 visual amenity and also the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.*

23. The development hereby permitted shall not commence unless and until a noise assessment, using the methodology of British Standard BS4142, has been submitted to and approved in writing by the Local Planning Authority. The

assessment shall demonstrate that adequate sound insulation will be installed in the party floors / ceilings to ensure that where residential accommodation adjoins the commercial use or plant room(s) it can achieve the standards set out in Table 4 (Indoor ambient noise levels for dwellings) of BS 8233:2014. Prior to the first occupation of the use hereby approved all approved measures shall have been implemented in full accordance with the approved details and thereafter shall not be removed or altered in any way.

**Reason:** *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policy H3 of the Coventry Local Plan 2016.*

24. The development hereby permitted shall proceed in accordance with details of air quality and noise mitigation measures for relevant window units, which shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
- (i) Scaled ventilation plans showing intake and exhaust routes and mechanical ventilation locations to serve rooms with windows fronting Far Gosford Street and Vecqueray Street;
  - (ii) Associated flow rates, and air filter fitments;
  - (iii) Technical data from plant and internal noise levels from fans and ducting;
  - (iv) Manufacturer's maintenance schedules; and
  - (v) Location of sealed windows units
- All works shall have been fully installed and operational prior to first occupation of the residential element of the building and thereafter the air quality and noise mitigation measures shall only be operated in accordance with the approved details and manufacturer's maintenance schedules.

**Reason:** *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policy H3 of the Coventry Local Plan 2016.*

25. Permission is not granted for the demolition of the existing façade fronting Far Gosford Street, which must be retained in its entirety, structurally secured during demolition and restored post demolition, as necessary, to secure its assimilation into the replacement building.

**Reason:** *To maintain the character and setting of the Far Gosford Street Conservation Area and in recognition of the value of the façade of the non-designated heritage asset in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016 and the aims of the NPPF.*