

Late Representations

Planning Committee 25 May 2023

Item No. 6	Planning Ref:	PL/2023/0000196/FUL
	Site:	Garage Block Foresters Road Coventry.
	Proposal:	Erection of 2no 3-bedroom houses with associated access, landscaping and parking. Private drive to existing properties retained
<p>CONSULTEE RESPONSE(S) Ecology (24/05/2023) No objection.</p> <p>APPLICANT RESPONSE N/A</p> <p>NEIGHBOUR RESPONSE(S) N/A</p> <p>REPORT The Ecology and Biodiversity section of the committee report notes that the Biodiversity Net gain (BNG) calculation had not been based on the proposed plan. An updated Preliminary Ecological Appraisal (PEA) has been received based on the proposed layout. The PEA concludes that a net gain of 18.6% in biodiversity units would be delivered. This would accord with policy GE3 of the local plan and would represent a moderate benefit.</p> <p>CONDITIONS Condition 2 - amend to include Preliminary Ecological Appraisal and Biodiversity Impact Assessment Rev A report reference BG22.252.20 March 2023</p> <p>Condition 19 - delete (duplication of condition 9)</p> <p><i>Additional condition required as it was omitted from the original report</i></p> <p>Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.</p> <p><i>REASON</i> : <i>To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF 2021</i></p>		