

Planning Committee Report	
Planning Ref:	PL/2023/0000657/FUL
Site:	Macdonald Road Methodist Church, Macdonald Road, Coventry, CV2 5FE
Ward:	Lower Stoke
Proposal:	Demolition of former Macdonald Road Methodist Church and erection of the 10 no. apartments (reduced from 12) with parking, amenity space, cycle storage and associated works (Resubmission of application FUL/2021/3560).
Case Officer:	Richard Edgington

SUMMARY

The scheme seeks consent for the erection of 10 new apartment units set within a single two storey block together with associated works including the demolition of the existing building, access, parking area and landscaping with all other associated works.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee as more than five objections have been received.
Current use of site:	Vacant Building (former Church/Hall)
Proposed use of site:	Residential with a provision of associated parking and amenity space.

RECOMMENDATION

Planning committee are recommended to grant planning permission, subject to conditions and the completion of the unilateral undertaking.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3, H1, H3, H4, H6, H9, DE1, AC1, AC2, AC3, AC4, GE1, GE2, GE3, EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

APPLICATION PROPOSAL

The application as proposed seeks consent for the erection of 10 residential dwellings in the form of apartments, together with associated works.

SITE DESCRIPTION

The application site is currently vacant following the closure of the Methodist Church a number of years ago. The site lies within a largely residential area east of the city centre off MacDonald Road. The existing building occupies an elevated position within the street scene as a result of a level change. The building is also set back from the main highway and is gated with a steel picket fence treatment. It should be noted that Macdonald Road largely comprises traditional bay fronted dwellings with a primary reliance on on-street car parking.

To the north of the site contains eight dwellings of a more modern construction, the two detached units immediately adjacent to the site lie approximately 1.3m above street level. To the east lies a community hall with associated parking. To the south of the site lies a rear access route to a number of residential dwellings within Morris Avenue and Longfellow Road, which lie to the west and south respectively. The site is not subject to any overarching site constraints which are relevant in the determination of this application.

PLANNING HISTORY

FUL/2021/3560 - Demolition of former Macdonald Road Methodist Church and the development of 14 no. apartments with parking, amenity space, cycle storage and associated works. Refused 14.04.2022 (Dismissed at Appeal)

FUL/2020/1940 - Demolition of existing building and redevelopment of site for 18 apartments and associated works. Withdrawn 20.11.2020

R/2008/1694 - Replacement roof to main hall. Approved 31.10.2008

S/1954/0752 - Erection of church hall, classrooms, kitchen and cloakrooms. Approved 13.06.1954

RELEVANT PLANNING 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 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy
Policy DS4 (A): General Masterplan Principles
Policy CO2: Re-use or Re-development of Facilities
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 DE1 Ensuring High Quality Design
Policy GB1: Greenbelt and Local Green Space
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 JE7: Access to Employment Opportunities
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

Air Quality

Coventry Connected

New Residential Development Design Guide

CONSULTATION

Objections have been received from:

- **Planning Policy:** An objection is raised as no more recent marketing of the building has been undertaken.
- **Sustainability (Energy):** An objection is raised as no details are provided in this respect. Note that the number of units have been reduced and there is therefore no longer a requirement for this to be provided as a minor development.

No Objections received from:

- **Highways:** No objection, subject to conditions.
- **Urban Design:** No objection, subject to conditions securing materials and boundary treatments.

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

- **Ecology:** No comments received.
- **Lead Local Flood Authority:** No objections, subject to a full drainage strategy being secured via condition, inclusive of SUDs.

- **Streetscene and Greenspaces:** Contribution of £18,293.29 required to improve Caludon Castle Park.
- **West Midlands Fire Service:** General Comments received.
- **West Midlands Police:** General comments received in respect of secured by design principles.
- **Environmental Protection:** No objections, subject to contaminated land condition and, electric vehicle charging points being provided and an air quality mitigation strategy being secured.
- **Economic Development:** No objection, subject to condition.

Neighbour, Third Party and Councillor Representations

Immediate neighbours and local councillors have been notified via the display of a site notice alongside a press notice in the Coventry Telegraph.

14 representations have been received, all of which objecting to the development proposals, raising the following material planning considerations:

- a) Density over intensive
- b) Insufficient car parking
- c) Increase in noise as a result of the development
- d) Increased traffic will result in highway safety issues
- e) Change of levels within the site not addressed
- f) Over-intensive for the site
- g) Loss of light and privacy
- h) Increase in pollution and air quality issues
- i) Design is out of keeping and incongruous with existing form
- j) Transport assessment not adequate
- k) Insufficient separation distances
- l) Potential increase in crime

Concerns were also raised as to why a further consultation/application has been accepted by the LPA following the previous refusal of permission, this is not deemed to be a material consideration.

Any further comments received following the publication of this report will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, highway considerations, flood risk, noise, contaminated land, air quality, ecology and design.

Principle of Development

The application site is currently vacant; however the site has most recently been in use as a church/hall and is therefore considered to be a community facility. Policy CO2 of the adopted Local Plan therefore applies which states that; 'Proposals for the re-use or redevelopment of community premises for a use outside the scope of this policy will not be supported if: a. There is an outstanding local need which could reasonably be met at that location; b. The site remains viable for existing uses or could be made viable through appropriate diversification of use; or c. the proposal is not compatible with nearby uses'.

Previously it was justified through the submission of marketing information that the site did not remain viable and the marketing evidence submitted demonstrated that there was no longer a viable use for the site as a community facility, thereby meeting the requirements of criterion b of CO2. Planning Policy Officers were also satisfied and raised no objections to the proposed change of use during the previous application.

Within the course of the consultation in this application however, policy have raised an objection to the age of the marketing information submitted. When considering the age of the information it is acknowledged that it is four years old, and whilst in some instances, updated marketing would be requested, in this particular case there are a number of factors which are relevant, and in the view of the case officer negates the requirement for additional marketing to take place.

Primarily, the application is a re-submission of a previously refused scheme. The Planning Inspectorate issued the appeal decision in January 2023 and is therefore deemed recent. Within this appeal decision the principle of development was not challenged or deemed unacceptable, introducing a new reason for refusal on this matter would therefore unlikely be deemed reasonable. Furthermore, the site is in a less usable state within this application, and it would likely take a series of work and investment, greater than what would have previously been required due to the period of vacancy. It is understood that during this period anti-social behaviour issues have arisen within the site which has caused further damage.

Significant weight is also given to Paragraph 11 of the NPPF which sets out the presumption in favour of sustainable development. At the time of writing, Coventry City Council's adopted Local Plan is in excess of 5 years old and whilst policies still carry weight, the five-year housing land supply is now required to be calculated on the standard methodology. At the Abbots Lane Inquiry, it was agreed as a matter of common ground that the current position on the housing land supply was at 1.83 years which is a significant shortfall of the five-year requirement. The tilted balance is therefore engaged, the re-use of a vacant brownfield site also carries significant weight in the planning balance.

Also relevant with the principle of development is Policy H3 which relates to the provision of new housing and sets out a criteria for suitable locations for new housing development. In this case the site is within an established residential area which is well served by a range of amenities inclusive of schools, health and other in-use services associated with residential development.

Overall therefore, in terms of the land use, it is considered that the principle for the re-development of the site for residential is acceptable. Whilst acceptable in principle, this is subject to the material planning considerations which are discussed in the succeeding sections of this report.

Dwelling Mix

Policy H4 of the adopted Local Plan seeks to ensure that developments seek to deliver an appropriate mix of housing. As submitted the applicants are proposing;

2x 1-Bed
2x 2-Bed Units
6x 3-Bed Units

Planning Policy raised no objections to the dwelling mix as proposed, there is no requirement for affordable units to be provided as Policy H6 applies to developments for 25 units or more. When considering the quantum of development on site, there are noted to be objections from neighbours as to the density of the development and implicitly the mix. When considering the Coventry and Warwickshire Housing and Economic Needs Assessment (HEDNA), the weight afforded to housing mix carries weight and the HEDNA updates the superseded 2013 Strategic Housing Market Assessment (SHMA). The density of the site overall is comparable to suburban locations and is not deemed over-intensive now the number of units have been reduced to ten.

The mix proposed is also deemed appropriate, the HEDNA identifies that a mix of 2 and 3 bedroom units should aim for 40% each respectively, whilst 1 and 4 beds should aim for 10% respectively. It should be noted that this is not rigidly applied to each development but should be a target for the wider delivery. In this case, the primary delivery of 3-Bed units with a provision of both 1 and 2 beds are supported by the HEDNA and therefore Policy H4 of the adopted Local Plan. It should also be noted that the internal and external areas now provide a generously proportioned living arrangement for future occupiers with an element of shared amenity space around the site. This was previously a concern of the previous application as the external areas were incidental in relation to the mix and quantum of units proposed. It is considered that the applicants have now addressed this issue and as such the mix of units is acceptable in this case.

Highways and Parking

Policies AC1 and AC2 of the adopted Local Plan seeks to ensure that development proposals do not have an adverse impact on the surrounding highway network, and where any harm is caused should be adequately mitigated. Policy AC3 of the adopted Local Plan seeks to ensure that developments provide sufficient car parking provision in accordance with Appendix 5 of the Coventry Connected SPD. Whilst Policy AC4 seeks to ensure that developments make adequate provision for all users includes pedestrians and cyclists, without prejudice.

The previous application was refused for the following reason:

'In the absence of supporting information within the Transport Assessment, together with the design and layout of the access as proposed, insufficient information has been submitted to demonstrate that the development can provide a proportionate access which is safe, suitable, and convenient for all users and therefore not have a detrimental impact upon the safety of highway users. The proposal is therefore contrary to Policies AC2 and AC4 of the adopted Coventry Local Plan (2016).'

Within the appeal decision the inspector did not consider the bell mouth junction access to necessarily be unsuitable but identified a number of issues and duly held up the reason for refusal;

1. There is an increased risk in the area for accidents as demonstrated on accident data
2. A lack of swept path analysis on the site plan to demonstrate the spaces can be safely used.
3. Limited evidence to suggest refuse vehicles can enter and leave the site.
4. Location of the lay up area to the front for refuse storage.

As part of the revised submission, additional detail has been provided, the accident data cited within the vicinity of the site did not form a previous reason for refusal, the inspector treated the information as a backdrop/information to be mindful of in the decision-making process.

The primary issues identified above have sought to be addressed within this revised submission. Taking these issues in turn, swept path analysis has been provided for refuse storage, and it is conveyed that a private collection service will be used, as a result a site waste management plan has duly been secured via condition. In any case the swept path analysis does show that refuse vehicles can now enter, manoeuvre, and leave the site in a forward gear. There was also a key concern with the refuse storage/lay up area to the front of the site which was within the previous application. This was located adjacent to the entrance to the site and was of significant concern. The applicants have now removed this aspect from the development, and as indicated are to rely on the private collection service which is common for flatted developments.

When considering the internal arrangement, the reduction in units and subsequently parking spaces allows for greater manoeuvrability within the site for future occupiers, the spaces are now deemed more accessible for occupiers and the footway into the site is also supported by Policy AC4. The Local Highway Authority have been consulted and whilst initially raised an objection due to the bell mouth access being retained and the usability of spaces 15 and 16, the applicants have amended the access to a dropped kerb access at the request of the Highway Authority and have also provided tracking diagrams for the spaces of concern, demonstrating that the site allows for sufficient manoeuvring space for the spaces.

It is therefore deemed that with the revisions the development is now acceptable in highway terms. Whilst it is acknowledged that during the consultation neighbouring residents have objected to the development on the basis that there will be a detrimental impact upon the existing highway network due to the increase in parking demand, as the proposed development provides sufficient allocated car parking provision which accords with the councils parking standards as set out in Appendix 5 of the Coventry Connected SPD (providing 18 spaces) plus a visitor space, it is considered that the impact upon the highway would not be severe or therefore warrant refusal under Paragraph 111 of the NPPF (2021).

Design and Character

Paragraph 126 of the NPPF places high regard on good design, and attributes good design to the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 attributes high-quality design to being a key aspect of making a development sustainable, this is consistent with Policy DE1 of the adopted Local Plan.

Within the consultation, a number of objections have been received as to the design and layout of the site as proposed. These objections relate to the proximity of the proposed dwellings to existing properties, and in particular the scale, bulk and massing of the development being out of keeping with the built form of the locality. Previously the former application was refused in part due to the design and visual impacts of the development, the reason for refusal stated that;

'By virtue of the scale, bulk and massing of the development proposed, the development appears as an overly large addition which overdevelops the site and fails to respond to the constraints of the site or to the surrounding locality and as a result, the layout also fails to

allow for sufficient circulation, landscaping and amenity space. The development therefore fails to provide a high-quality development, contrary to Paragraph 130 of the National Planning Policy Framework (2021) and Policies H3 and DE1 of the adopted Coventry Local Plan (2016)'.

In this case the revised submission seeks to address this reason for refusal by reducing the footprint of the larger apartment building, whilst also removing the two-unit block which was located to the north of the access, directly adjacent to No. 25 Macdonald Road. In reducing the footprint the applicants have now achieved a design which allows for a greater provision of amenity space, whilst also achieving a less bulky structure which sits more appropriately within the site.

The applicants were also seeking to fully excavate the site to road level, this created concern to the relationship with No. 25 Macdonald Road which occupies a higher position within the street. Neighbours have objected to this current application also on the basis that the impact would be unacceptable to the neighbours and character. However, in removing the two-unit block, there is no longer a requirement to excavate the land. Whilst detailed levels and boundary treatments are secured as part of the conditions attached to this recommendation, it is deemed that removing this element of the scheme makes a significant improvement to the previous iterations and allows for a greater transition between the levels along the western street scene within Macdonald Road.

The other consequence of removing the two-storey block allows for greater amenity space and landscaping for future occupiers which is supported by the New Residential Design Guide SPD. A previous reason for refusal also related to internal circulation space generally, reducing the unit numbers however, reduced the parking requirement within the site which allows for greater circulation within the car park and defensible spaces in front of ground floor habitable room windows. The series of changes made within the re-submission and the amendments secured through the course of the application cumulatively mark a significant improvement to the scheme and it is now deemed that this reason for refusal is suitably addressed.

Further details are however required to be secured via condition, within the consultation concern was raised to the massing and visual impact of the proposal, however with quality and sympathetic materials to harmonise with the street scene the application is not deemed contrary to adopted policy and would in the view of the case officer, mark an improvement on the appearance of the street scene when compared with the existing building and its current condition in particular. A suitable landscaping scheme is also considered to be a key component of the scheme which has again been secured via condition.

Residential Amenity

Paragraph 130 of the NPPF requires new development proposals to ensure a high-quality living environment is provided. Policy DE1 of the adopted Local Plan is consistent with the NPPF in this respect. In this case it is noted that there have been a number of objections received raising concerns as to the impact of the development upon adjacent residents by virtue of the loss of light and privacy, together with associated noise aspects.

With respect of the light and privacy aspects of the development upon existing occupiers, concern is primarily raised to the proximity of the building to neighbouring residents. To aid the acceptability of such relationships the New Residential Design Guidance SPD sets out a rear-to-rear separation distance of 20m for two storey buildings. Taking this distance from

the dwellings to the rear (east of the site within Morris Avenue), this is exceeded at approximately 37m, when considering the relationship with the south, again around 31m is achieved. When considering the relationship with No. 25 Macdonald Road, the closest dwelling to the site, the separation distance to the side elevation is 14.2m, which exceeds the rear to side separation distance of 13m.

When considering the light impacts upon existing dwellings, in conjunction with the separation distances being exceeded the two storey building will sit lower than many of the surrounding dwellings and will not therefore appear dominant, the principle for a two storey building is also established within the site, albeit as a result of level changes, as such the proposal will not sit out of place or be considered to have a detrimental impact upon residential amenity of neighbouring occupiers.

In terms of future occupiers of the application site, the units as indicated will sit lower than neighbours, however given the location of the building and the presence of a landscaping scheme the impact upon future occupiers will not be deemed unacceptable, Urban Design also raise no objections to the proposals in this respect.

Public Open Space

Policy GE3 of the adopted Local Plan requires new development proposals to make provision for green infrastructure and public open space. In this instance the proposed development includes areas of on-site provision for amenity space. Previously concern was raised as to the level of provision proposed, however within this application there have, as previously been indicated significant improvements to the provision through the changes made.

Further to this, within the appeal submission a unilateral undertaking was submitted securing £21,992 towards the cost of park and open space upgrades in the vicinity of the site. With the reduction of units, this has been reduced (pro-rata) and as such the contribution based on the ten units is now £15,708.57, this has duly been agreed to by the applicants. Streetscene and Greenspaces raise no objections to the development, subject to this contribution being secured. The recommendation to committee is to approve the application, subject to the completion of the unilateral undertaking.

Drainage and Flood Risk

Paragraphs 163 and 167 of the NPPF requires Local Planning Authorities to have consideration to the increased flood risk and ensure that development proposals would not increase the likelihood of flooding either within the site or elsewhere, Policies EM4 of the adopted Local Plan are consistent with the NPPF in this respect. In this case the site lies within Flood Zone 1 and is therefore considered to be at low risk of flooding. Previously the application was refused due to the potential impact on flood risk which arose from the level of excavation and the associated indicative drainage design. However, a more comprehensive scheme has been designed, and whilst the full details are required prior to the commencement of development above slab level, it is considered this previous reason for refusal is addressed due to both the changes to the scheme and the additional information provided.

The inspector noted that during the course of the appeal drainage information was provided and they were of the view that the additional details could be conditioned. The LLFA have also been consulted on this re-submission and raise no objections to the proposed

development, the development, with the conditions attached accords with the aforementioned policies and the NPPF and is therefore acceptable.

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.

In this case there is evidence of fly-tipping within the site, and a likelihood that there is made ground. Given these likelihoods, Environmental Protection have requested that a Phase I Land Contamination Survey be undertaken to detail the characterisation of the site, and whether there is evidence of contamination. In the event that any land is contaminated the condition includes a requirement to remediate any contamination issues with details to be submitted and approved in writing by the Local Planning Authority.

Air quality

Policy EM7 requires new developments to seek to make improvements to air quality. Neighbours have raised objections to the proposed development due to the detrimental impact upon air quality. Environmental Protection have been consulted and raise no objections to the proposed development although have requested conditions to secure low emission boilers, and the details incorporated into the air quality assessment be included within the CEMP, this already forms part of the conditions attached to the decision.

The applicants have also sought to respond to air quality by incorporating cycle storage facilities for each unit. Whilst there will be an increase in movements to and from the site from the current situation, as the site is vacant, when comparing the movements proposed to the previous use it is likely that the units will not generate traffic or air quality issues which would require further mitigation from that proposed.

Ecology

The NPPF and Policy GE3 seek to ensure that development proposals will not have an adverse impact upon biodiversity. The application site is not a statutory or non-statutory wildlife site as identified in the adopted Local Plan or associated SPD's.

In this case the application site is not located within an area which has records of protected species. As the building has been vacant and demolition is proposed the applicants have completed an assessment of the site to include bat certification. From the information submitted there does not appear to be any evidence of roosts within the site. With regards biodiversity net gain, it is considered that the site as existing is of low ecological value and a landscaping plan, together with ecological enhancements would allow for a net gain of biodiversity within the site.

As submitted, the landscaping plans are indicative, as such full details of the hard and soft landscaping details, together with any ecological improvements have duly been secured via conditions appended to the end of this report. It should be noted that the Council's Ecologist has previously been consulted and raised no objections to the development on this site.

Sustainability

Policy EM2 of the adopted Local Plan seeks to ensure that development proposals incorporate means of sustainable construction, inclusive of any renewable energies proposed within the development. This is a requirement for all major planning applications.

The applicants have not submitted any details including sustainability measures, however as the development is no longer deemed to be a major development there is no policy requirement for this to be submitted, as such refusing the application on this basis would not be deemed necessary. It would also, in the view of the case officer, not be reasonable to condition such details as doing so would unlikely meet the six statutory tests for conditions set out within the PPG. Whilst the Sustainability Officer has objected this was during the period whereby the development proposed 12 units rather than the 10 the application has been amended to.

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:

Consultee	Amount	Towards
Parks & Greenspaces	£15,708.57	For the enhancement of off-site play provision.
Total	Max. £15,708.57	

The developer has agreed to the requested 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 not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, CO2, H1, H2, H3, H4, H6, H9, DE1, AC1, AC2, AC3, AC4, GE1, GE2, GE3, EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development hereby permitted shall be carried out in accordance with the following approved plans: 001 Rev B, 002 Rev B, 003 Rev B, PL001 Rev C, PL006 Rev C
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
2.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
3.	Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.
Reason	<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 2016.</i>

Notwithstanding the submitted details, prior to the commencement of the development above slab level of the development hereby permitted full details of the scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission 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 (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so).

- Water quality control mediums such as permeable paving aimed at improving the quality of water passing through the system below ground. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City".

ii. A detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.

4.

iii. The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of a flow control mechanism limiting the total site discharge offsite to 4.7 l/s

iv. Prior to the commencement of any works on site, provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials. This should be covered under environmental risks in the Site-Specific CEMP.

v. The Demolition Management Plan should identify the risks to underground drainage and other buried services and should provide a management strategy to reduce damage and prevent blockage.

vi. Upon completion of demolition works, any remaining buried drainage in the vicinity of the site should be inspected by CCTV to ensure that the services have not been damaged and that the drains are not blocked.

vii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.

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

Reason	<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 2016 and Coventry City Council's adopted Supplementary Planning Document for Delivering a More Sustainable City.</i>
5.	No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space has been laid out and provided in full accordance with the details shown on the approved plans and thereafter shall remain available for use at all times.
Reason	<i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
6.	Prior to the first occupation of the development hereby permitted, details of bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
7.	No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.
Reason	<i>To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
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; -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	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance</i>

	<i>with Policy DE1 of the Coventry Local Plan 2016.</i>
9.	None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.</i>
10.	Notwithstanding the details shown on the approved plans; prior to occupation of the development hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
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 2016.</i>
11.	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; - a method statement detailing the works to be undertaken within 3m of the northern boundary (adjacent to No. 25 Macdonald Road) - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - measures to control the emission of dust and dirt during demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

Reason	<i>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.</i>
12.	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 Environment Agency Guidance Land Contamination: Risk Management (2021) and 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 monuments; (iii) an appraisal of remedial options and proposal of the preferred option(s)
Reason	<i>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</i>
13.	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	<i>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</i>
14.	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	<i>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</i>

	<i>NPPF</i>
15.	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 12, 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	<i>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</i>
16.	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	<i>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</i>
17.	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.
Reason	<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.</i>
18.	Prior to the commencement of development, a method statement detailing the control of emissions into the air during the demolition/construction phase should be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include:- a) proposed hours of work; b) map with nearest receptors and distances for dust and noise; c) noise impact on nearest neighbours and control measures as required; d) monitoring methods and measurement locations for dust and noise recording details; e) dust mitigation

	measures; f) contact details for responsible persons and site personnel training; and g) information provision and liaison with local residents. The development shall only proceed in full accordance with the approved details.
Reason	<i>To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2016.</i>
19.	Prior to the commencement of the development, full details of the finished levels across the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include cross sections through the site and detail any associated works to achieve the levels proposed. The development shall be carried out in strict accordance with these details.
Reason	<i>To ensure that the development responds appropriately to the site and does not give rise to amenity concerns, particularly in respect of the neighbouring dwellings including No. 25 Macdonald Road, in accordance with Policies H3, H5 and DE1 of the Coventry Local Plan 2016 and Paragraph 130 of the NPPF.</i>