



Coventry City Council

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**TOWN & COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
MANAGEMENT) (ENGLAND) ORDER 2015**

OUTLINE PLANNING APPLICATION

Application No. : **OUT/2017/0260**
Registered on : **01/02/2017**

Applicant : **University of Warwick**

Re Site at : **Car Park 16 University of Warwick Gibbet Hill Road / Kirby
Corner Road**

Description of Development: Outline application for the erection of a multi-storey car park with associated accesses (discharging access, all other matters reserved)

Decision of Planning Committee on 15/06/2017

Coventry City Council, as Local Planning Authority, **GRANT** permission for the development proposed in your application subject to the following conditions: -

CONDITIONS

1. Details of the appearance of the building(s), landscaping of the site, layout of the site and its relationship with adjoining development, and the scale of building(s) (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before

Head of Planning



Coventry City Council

any development begins and the development shall be carried out in full accordance with these reserved matters as approved.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years of the date of this permission.

3. The development to which this permission relates shall begin within three years of the date of permission or within two years of the final approval of the reserved matters, whichever is the later.

4. The reserved matters to be submitted in accordance with Condition 1 shall include details of all earthworks, mounding and the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings, and the development shall be carried out in strict accordance with these approved details or any subsequently approved amendments .

5. The reserved matters to be submitted in accordance with Condition 1 shall include a materials schedule of all proposed external materials to be used on the building and once approved the development shall be carried out in full accordance with the materials schedule.

6. The reserved matters to be submitted in accordance with Condition 1 shall fully accord with:

i) The parameters set out on drawings: AAR-01-00-SI-A-003 Rev A and AAR-P1-ZZ-SE-A-0001 Rev B; and

ii) The design principles as set out in Section 2.3.4 of the Design and Access Statement hereby approved.

7. The landscaping reserved matters to be submitted in accordance with Condition 1 shall include a combined ecological and landscaping scheme. The scheme must include all aspects of landscaping including details of any lake/pond creation, any bird and bat boxes, and highlight measures taken to incorporate habitat features attractive to wildlife. It shall also set out a timetable for the works to be undertaken. The agreed scheme shall be fully implemented in accordance with the approved details and timetable.

8. Before any development commences on site the following shall be submitted to and approved in writing by the Local Planning Authority and any approved mitigation or protection measures shall be put into place prior to and remain in place during any construction work:

i) a detailed plan showing all trees to be retained and removed; and

ii) a dimensioned tree protection plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 'British Standard BS5837 : 2012 - Trees in relation to design, demolition and construction - Recommendations') which shall also include any proposal for pruning or other preventative works.

9. Prior to commencement of development, the following information and evidence shall be submitted to and approved by the Local Planning Authority:

Head of Planning



Coventry City Council

- i) A scheme for the provision of surface water drainage, fully incorporating SuDS with particular emphasis on attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City';
- ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site;
- iii) Development discharge rates to be managed to Qbar greenfield rates minus 20%. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA. On-site proposals must also account for a 1 in 5 year downstream watercourse surcharge level;
- iv) 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;
- v) Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries;
- vi) A 5m way leave must be provided from the top bank of any ordinary watercourse to the building line;
- vii) An intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design;
- viii) The development must be considered for the implementation of permeable paving for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City';
- ix) The development shall not be commenced until such time as a scheme to install vehicular traffic pollution control measures within the car parking facilities, together with oil and petrol separators with high level alarm, has been submitted to, and approved by, the Local Planning Authority. This should be submitted along with a periodic maintenance plan;
- x) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway; and
- xi) Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.

10. The development hereby permitted shall only be undertaken in strict accordance with a scheme of site investigation of the nature and extent of contamination within the application site that has been undertaken in accordance with a methodology which has previously been submitted to and approved in writing by the Local Planning Authority. The results of the site

Head of Planning



Coventry City Council

investigation shall be made available to the Local Planning Authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The site shall not be occupied until remediation measures have been carried out in full accordance with such approved details and a soil validation report has been submitted to and approved in writing by the Local Planning Authority.

11. No development shall commence unless and until a scheme for targeting and utilising local people for the construction of the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.

12. The development hereby permitted shall proceed in accordance with details contained within an Energy Assessment that shall have been submitted to and approved in writing by the Local Planning Authority. The Energy Assessment shall indicate how energy demand has been assessed, the options considered for meeting predicted demand and the methods and assumptions used to make the assessment and the conclusions reached. The Energy Assessment shall also include details regarding proposed energy efficient measures; an assessment of the feasibility of providing combined heat and power; and details of how the 10% on-site renewable energy requirement will be met with full details of the siting and design of any measures. The measures, once approved, shall be implemented in full prior to the first occupation of the multi-storey car park.

13. Prior to the MSCP being brought into operation the proposed access improvements on Gibbet Hill Road and Kirby Corner Road as detailed on drawing references '115438-00 Figure 3 Issue 03' & '115438-00 Figure 4 Issue 04' shall be fully implemented and be retained thereafter.

14. The site shall provide no more than 1300 car parking spaces in total.

15. Prior to the reconfigured surface car parking being brought into operation for staff parking, a plan detailing the proposed layout and means of access from within the site shall be submitted to and approved in writing by the Local Planning Authority.

16. Prior to the first use of the car park hereby approved for parking, the University of Warwick 'Travel Plan and Car Parking Management Strategy' approved in June 2007 as part of planning permission 54044, shall be updated and submitted to and approved in writing by the Local Planning Authority to clearly set out the management of all car parks on the University of Warwick campus including the multi-storey car park hereby approved. Thereafter, car parking within the campus shall be managed in conformity with the Parking Management Plan or any subsequent updates to that document.

17. As part of the reserved matters application for the MSCP, an electric vehicle charging strategy (comprising of number of charging points,

Head of Planning



Coventry City Council

infrastructure requirements, monitoring) shall be submitted to and agreed in writing by the Local Planning Authority, then within 6 months of the first use of the car park the approved strategy shall be brought into operation and an agreed number of electric vehicle charging points shall be installed and retained thereafter.

18. As part of the reserved matters application for the MSCP, a cycle parking strategy (comprising number of spaces, detail of storage, location, monitoring) shall be submitted to and agreed in writing by the Local Planning Authority, then within 6 months of the first use of the car park the approved strategy shall be brought into operation and an agreed level of cycle parking shall be installed and retained thereafter.

19. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of noise, dust and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii) measures for the protection of local watercourses during construction; and
- ix) details of pre-commencement checks for bats in any mature trees, breeding birds and amphibians, and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

20. The development hereby permitted shall not commence until Great Crested Newt presence and absence surveys of ponds 3, 4 and 6 (identified in the application documentation) have been carried out at an appropriate time of year and by a suitably qualified ecologist, and appropriate mitigation measures (to include timing of works, protection measures, enhancement details and monitoring) as recommended following results of the survey to be agreed between the applicant and the Local Planning Authority (with advice from WCC Ecological Services), and incorporated into the development design. The mitigation plan shall thereafter be implemented in full.

21. The development on the site hereby permitted shall either:

- a) Be timetabled and carried out to avoid the bird breeding season (March to September inclusive) to prevent possible disturbance to nesting birds; Or

Head of Planning



Coventry City Council

b) Not commence until a qualified ecologist has been appointed by the applicant to inspect the vegetation to be cleared on site for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until outside the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by the appointed ecologist.

22. The development shall be timetabled and carried out to wholly accord with the detailed mitigation measures for the loss of biodiversity within the site as set out in the document 'Preliminary Ecological Appraisal' prepared by Middlemarch Environmental, October 2016, Section 7, pages 18-19 - Recommendations.

23. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects within 3 months of the first occupation of the multi-storey car park and the trees and shrubs shall be planted within the first planting season following occupation. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the Local Planning Authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. 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.

24. A landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of the development hereby permitted. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way without the prior written approval of the Local Planning Authority.

25. 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 shall 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. The lighting details to be submitted shall include a statement setting out measures to minimise the impact of the lighting on emerging and foraging bats.

26. The development hereby permitted shall be carried out in accordance with the following approved documents:

AAR-01-00-SI-A-001 Rev A - Location Plan;

AAR-01-00-SI-A-002 Rev A - Existing Site Plan;

AAR-01-00-SI-A-003 Rev A - Proposed Site & Parameters Plan;

AAR-P1-ZZ-SE-A-0001 Rev B - Proposed Site Sections - Parameters;

Head of Planning



Coventry City Council

AAR-P1-ZZ-SE-A-0002 - Site Sections - Existing;
115438-00 Figure 3 Issue 03 - CP16 Access Junctions: Gibbet Hill Road;
115438-00 Figure 4 Issue 04 - CP16 Access Junctions: Kirby Corner Road;
Covering Letter, ref: UNIQ3025, prepared by Turley, 31/01/2017;
Planning Statement, ref: UNIQ3025, prepared by Turley, 31/01/2017;
Design and Access Statement, Rev A, prepared by Associated Architects,
31/01/2017;
Statement of Community Engagement, ref: UNIQ3025, prepared by Turley,
31/01/2017;
Sustainability Statement, ref: UNIQ3025-02, prepared by Turley, 31/01/2017;
Transport Assessment, ref: IGC01, prepared by ARUP, 30/01/2017;
Transport Assessment Addendum, prepared by ARUP, 20/04/2017;
Flood Risk Assessment, ref: FRA/02, prepared by ARUP, 30/01/2017;
Ground Conditions Preliminary Risk Assessment, prepared by ARUP,
30/01/2017;
Air Quality Report, prepared by ARUP, 30/01/2017;
Historic Environment Desk-based Assessment, prepared by ARUP,
26/01/2017;
Preliminary Ecological Appraisal, ref: RT-MME-123692-01, prepared by
Middlemarch Environmental, 07/11/2016;
Great Crested Newt Habitat Suitability Index Assessment, prepared by
Middlemarch Environmental, ref: RT-MME-124325, 20/01/2017;
Assessment of Bat Roost Potential Trees, ref: RT-MME-123692-03, prepared
by Middlemarch Environmental, 20/04/2017;
Pre-Development Arboricultural Survey, ref: RT-MME-123692-02, prepared
by Middlemarch Environmental, 17/11/2016 (Main Site);
Pre-Development Arboricultural Survey, ref: RT-MME-124466, prepared by
Middlemarch Environmental, 25/01/2017 (Gibbet Hill Road).

REASONS FOR CONDITIONS

1. To comply with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.
2. To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
3. To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
4. To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy BE2 of the Coventry Development Plan 2001.
5. To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy BE2 of the Coventry Development Plan 2001.

Head of Planning



Coventry City Council

6. The application has been assessed on the basis of this information and it is considered that the design principles shall be followed in order to achieve a high quality designed development in accordance with Policy BE2 of the Coventry Development Plan 2001.
7. To offset the removal of wildlife habitats and incorporate new habitat features attractive to wildlife in accordance with Policy GE15 of the Coventry Development Plan 2001.
8. In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy GE14 of the Coventry Development Plan 2001.
9. To ensure that a satisfactory means of drainage is provided to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policy EM4 of the Coventry Development Plan 2001.
10. To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.
11. In the interests of promoting employment opportunities for local people in accordance with Policy E10 of the Coventry Development Plan 2001.
12. To aid sustainable development by ensuring that at least 10% of the development's energy requirements are provided through the on-site generation of renewable/low carbon energy and in the interests of the visual amenities of the area in accordance with Policies OS4 and BE2 of the Coventry Development Plan 2001.
13. In the interests of free of traffic and highway safety in accordance Policy AM22 of the Coventry Development Plan 2001.
14. The application has been assessed on the provision of a 1300 space MSCP which has been modelled and determined to not have a severe cumulative impact upon the local highway network, and does not result in exceeding the agreed level of car parking provision for the Warwick University Campus under the s106 agreed as part of planning permission 54044, in accordance with Policies AM1 & AM22 of the Coventry Development Plan 2001.
15. In the interests of ensuring that car parking access the campus is suitably managed in the interests of highway safety and the free flow of traffic in the locality in accordance with Policies AM1 and AM22 of the Coventry Development Plan 2001.
16. In the interests of ensuring that car parking across the campus is suitably managed in the interests of highway safety and the free flow of traffic in the locality in accordance with Policies AM1 and AM22 of the Coventry Development Plan 2001.
17. In the interests of creating a more sustainable city in accordance with Policy OS4 of the Coventry Development Plan 2001.
18. In the interests of creating a more sustainable city in accordance with Policy OS4 of the Coventry Development Plan 2001.

Head of Planning



Coventry City Council

19. To ensure minimal impact upon the safe operation and management of the highway network, in the interests of the amenities of the occupiers of nearby properties and the visual amenities of the locality and to ensure that protected species are not harmed by the development in accordance with Policies AM1, AM22, EM5, BE2 and GE15 of the Coventry Development Plan 2001.
20. To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy GE15 of the Coventry Development Plan 2001.
21. To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy GE15 of the Coventry Development Plan 2001.
22. To minimise the impact of the development upon wildlife in accordance with Policy GE15 of the Coventry Development Plan 2001.
23. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE14, BE2 and BE20 of the Coventry Development Plan 2001.
24. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE14, BE2 and BE20 of the Coventry Development Plan 2001.
25. To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties, to protect the visual amenities of the area and to protect emerging and foraging bats in accordance with Policies EM5, EM8 and GE15 of the Coventry Development Plan 2001.
26. For the avoidance of doubt and in the interests of proper planning.

In determining the application Coventry City Council have made the decision in a positive way to foster the delivery of sustainable development, working proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Development Plan set out below, and to all relevant material considerations, including the National Planning Policy Framework, the City Council's emerging Core Strategy and Supplementary Planning Guidance.

The City Council have worked in a seamless and timely manner to undertake the necessary liaison and negotiation with the applicant, third parties and statutory consultees (at the application and pre-application stages) to look for solutions which seek only high quality sustainable development.

Head of Planning



Coventry City Council

AM1 : An Integrated, Accessible and Sustainable Transport Strategy

AM12 : Cycling in New Developments

AM22 : Road Safety in New Developments

AM9 : Pedestrians in new developments

BE15 : Archaeological sites

BE19 : Lighting

BE2 : The principles of Urban Design

BE20 : Landscape Design and Development

E10 : Accessibility to Job Opportunities

EM2 : Air Quality

EM4 : Flood Risk and Development

EM5 : Pollution Protection Strategy

EM6 : Contaminated Land

GE14 : Protection Of Landscape Features

GE15 : Designing New Development To Accomodate Wildlife

Policy AC1: Accessible Transport Network

Policy AC4: Walking and Cycling

Policy CO1: New or improved social community and leisure premises

Policy DE1: Ensuring High Quality Design

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy EM1: Planning for Climate Change Adaptation

Policy EM4: Flood Risk Management

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy EM6: Air Quality

Policy GE3: Biodiversity, Geological, Landscape and Archaeological-
Conservation

Policy HE2: Conservation and Heritage Assets

Policy HW1: Health Impact Assessments (HIA)

OS4 : Creating A More Sustainable City

OS6 : Change Of Land Use

OS9 : Access By Disabled People

SCL6 : Education Facilities

SCL9 : University Of Warwick

Delivering a More Sustainable City (January 2009)

INFORMATIVES

- You are advised that if your proposal involves works covered by the Party Walls etc Act 1996. You are recommended to seek independent advice. Booklets are available from the Planning Advisory Desk & HMSO. Please be aware that if any part of the development (such as foundations, guttering, windows, ventilation systems or pipes etc.) overhangs or encroaches onto land or buildings outside of your ownership; or involves

Head of Planning

lication reference: OUT/2017/0260

Dispatched on: 16/06/2017

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Coventry City Council

works and / or access to land or buildings outside of your ownership; you will need the owner's permission before undertaking any development.

The granting of planning permission does not override or authorise the breach of any private ownership rights; and any development undertaken without the consent of the landowner and in breach of any private ownership rights could give rise to civil proceedings brought by the owners of those rights.

* Planning consent is not consent to work on the highway. To carry out the proposed highway works associated with the planning consent approval must first be obtained from the Local Highway Authority. The applicant is reminded that as the developer or their contractors, they are responsible for contacting the Highway Authority - 02476 832062 to ensure all necessary licenses and permissions are in place. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Invasive Weeds note:

Cotoneaster is an invasive plants listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This means that, although it is not illegal to have the plant on your land, it is illegal to plant it or actively allow it to spread (e.g. through translocation of soil containing Cotoneaster seeds). Any Cotoneaster polluted soil or plant material that is discarded, intended to be discarded or required to be discarded is classed as controlled waste and should be accompanied by appropriate Waste Transfer documentation. Invasive plants threaten biodiversity by out-competing native species and should be eradicated where possible. Please contact the WCC Ecological Services for further advice (01926 418060).

- **Protected Species**

General Trench note:

Particular care should be taken when clearing ground prior to development, and if evidence of badger, amphibians or reptiles is found, (such as the presence of these newts, lizards, snakes, reptile sloughs or badger, snuffle holes, latrines or established setts), then work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 01733 455136. Badgers and their setts (communal place of rest) are protected under

Head of Planning



Coventry City Council

the 1992 Badgers Act, making it illegal to carry out work that may disturb badgers without a Natural England licence. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

Reptile and amphibian note:

In view of the nearby records, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (newts, snakes, lizard, frogs, toads), work should stop while Warwickshire Museum Ecology Unit or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

A number of European Protected Species are found in Coventry. Please be aware that any development may have implications and / or adverse impact on species and habitats which are protected by the Wildlife & Countryside Act 1981; the Habitat Regulations 1994; the Conservation of Habitats & Species Regulations 2010 and by other European Legislation. The permission given by this notice does not override the protection afforded to these species and their habitats. Please be aware that it is the developers / landowners / contractors responsibility to ensure that any work being carried out will not harm any protected species. (For more information on protected species please see <http://www.naturalengland.gov.uk>)

If evidence of protected species is found, work should stop immediately while Warwickshire Museum Ecology Unit (01926 418074) or Natural England (01453 764450) are contacted for advice on the best way to proceed. If any conditions concerning protected species are attached to this decision you are advised to contact Warwickshire Museum Ecology Unit (01926 418074) or www.warwickshire.gov.uk/museum for advice before commencing development or submitting any necessary discharge of conditions applications.

- **This is not an approval under the Building Regulations.**

This permission is given under the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (General Development Procedure) Order 1995 and, is subject to due compliance with the Building Regulations, local Acts and Regulations and with all other relevant

Head of Planning



Coventry City Council

statutory provisions in force in Coventry and nothing herein contained is to be regarded as dispensing with such compliance beyond the extent herein specified. This permission does not modify or affect any personal or restrictive covenant applying to the land or any right of any person entitled to the benefit thereof.

- **Appeal Rights: -**

If you are aggrieved by the decision of the City Council to grant permission for the proposed development subject to the conditions, you can appeal to the Office of the Department of Communities and Local Government under Section 78(1) of the Town and Country Planning Act 1990 (as amended). An appeal must be made within **six** months of the date of this notice.

The form to be used for an appeal is obtained from the Planning Inspectorate, Chartroom, Hawk Wing, Room 3/23 Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or you can access their website on **www.planning-inspectorate.gov.uk**

The Deputy Prime Minister can allow a longer period for the giving of a Notice of Appeal, but will not normally be prepared to use this power unless there are special circumstances.

The Deputy Prime Minister may not consider if it appears that the local planning authority could not have granted planning permission for the proposed development due to statutory requirements, provision of a development order or to any directions given under an order. The Deputy Prime Minister will not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

- If permission to develop land is granted subject to conditions, whether by the City Council or on appeal by the Deputy Prime Minister, the owner of the land may claim that the land cannot be put to a reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or may be permitted. In these circumstances, the owner may serve a purchase notice on the City Council requiring the Council to purchase the interest held in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).
- In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Deputy Prime Minister on appeal or on a referral of the application to the Deputy Prime Minister. The circumstances in which

Head of Planning



Coventry City Council

such compensation is payable are set out in Section 114 & 120 and related provisions of the Town and Country Planning Act 1990 (as amended).

- If any part of the development for which planning permission is hereby granted affects the means of access to a building then your attention is drawn to Section 46 of the West Midlands County Council Act 1980 under which the Council must reject plans deposited in accordance with building regulations unless those plans show:
 - a) That there will be adequate means of access for the fire brigade to the building, or as the case may be, to the building as extended;
and
 - b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

- **FURTHER APPROVALS**

If one or more of the conditions listed in this decision notice require you to submit further information to the City Council for approval then in **all** instances those details are to be submitted to: -

Development Management,
City Services & Development Directorate,
Civic Centre 4,
Much Park Street,
Coventry CV1 2PY

The receipt of such details will be acknowledged and a further decision notice will be issued following full consideration of these additional matters.

- **MINING INFORMATIVE**

The proposed development lies within a coal mining area (either an area of old workings or active and future workings, or an area of proved coal resources) and therefore could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.

Head of Planning



Coventry City Council

- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required.

Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This

Head of Planning



Coventry City Council

can be obtained from The Coal Authority's Property Search Service on 0845
762 6848 or at www.groundstability.com

OUT/2017/0260

A handwritten signature in black ink, consisting of a series of loops and curves, positioned above the title 'Head of Planning'.

Head of Planning

lication reference: OUT/2017/0260
Dispatched on: 16/06/2017
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