

Consultation on Planning Application

From Development Management

Date: 04/03/2019

Reference: FUL/2019/0420

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Erection of three purpose built student accommodation townhouse (18 bed spaces) with access, landscaping and associated works..

At: Former Nurses Accommodation & Outpatients Clinic Stoney Stanton Road Coventry CV1 4FS

The application will be available to view online by holding down the control key and **clicking here** to view.

Or paste the link below into your internet browser

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=801081>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 14 days of the date of this notice.

Any comments proposing pre-commencement conditions must be received within 14 days in order to allow for sufficient time to give notice to the applicant in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Please email complete pro forma response to planning@coventry.gov.uk

IN CASE THE MEMBER OF STAFF IS OUT OF THE OFFICE. THANK YOU

The Personal Data being provided to you via this link is being disclosed to enable you to fulfil your role as a member of the Council. Please remember that Personal Data should only be used in accordance with the requirements of the Data Protection Act 1998 and related regulations.

If you require any further information please contact the case officer:

Nigel Smith

Tel: 024 7683 1246

Email: nigel.smith@Coventry.gov.uk

Date: 19th March 2019
Comments from: Highway Development Management (LA)
Re: FUL/2019/0420

No Comments	
No Objection	
No Objection Subject to Conditions	x
Objection	
Further information Requested	

Comments
In respect of this application the Highway Authority considers that the impacts of the development are not severe and has no objections to the current proposal subject to the following requested conditions:-
Further information (if any)
<p>Required Informatives:-</p> <p>* Section 278 Agreement</p> <ul style="list-style-type: none"> • Planning consent is not consent to work on the highway. To carry out any permanent off-site works associated with the planning consent you need approval from the Highway Authority. Approval will take the form of a Section 278 Agreement and you should contact the Highway Authority to instigate the process. It is strongly recommended that you make contact at the earliest opportunity to allow time for the process to be completed as you will not be permitted to work on the highway before it is complete. The developer is responsible for all costs. Commuted sums could be required for specialist material or infrastructure for ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. Please contact Highway Development Management 02476 833515 or hdc@coventry.gov.uk; <p>The applicant is also 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.</p>
Amendments Recommended (if any)
Conditions Recommended (if any)

1. Details of the proposed cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Then prior to occupation the approved cycle storage shall be implemented, retained therein after and kept available for this use at all times.

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 AC4 of the Coventry Local Plan 2016.

2. 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 dust and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

Reason: In the interests of highway safety and the free flow of traffic

3. Before the development hereby authorised is occupied all redundant existing vehicular crossings shall be permanently closed and the footway reinstated in accordance with full engineering details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe and free flow of traffic using the adjoining highway.

4. The development shall be operated in accordance with an approved student management plan to be submitted to and approved in writing by the Local Planning Authority.

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 and AC3 of the Coventry Local Plan 2016.

Please email response to planning@coventry.gov.uk