

Mr Richard Frudd  
Quod  
Capitol Bond Court  
Leeds  
LS1 5SP

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

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Application No. : **FUL/2019/0420**  
Registered on : **19/02/2019**

Applicant : **c/o Quod**

Re Site at : **Former Nurses Accommodation & Outpatients  
Clinic Stoney Stanton Road**

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

Delegated Decision on 16/04/2019

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

**CONDITIONS**

1. The development hereby permitted shall begin no later than three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved documents: Design and access statement issue 2; Acoustic assessment dated March 2019; Air Quality Assessment dated

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December 2018; G102E; G104A; G105B; G106; G231G; G232F; G233E; G234E; G235C; G621; G801A; G821D; G822D; G900I

3. The development shall be carried out only in full accordance with details of external facing and roofing materials (including fenestration and rainscreen cladding) which shall be submitted to and approved in writing by the local planning authority

4. The development shall proceed only in strict accordance with a construction method statement which shall be submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; 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 construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works.

5. Prior to occupation, a Student Management Plan shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be operated in accordance with the approved plan.

6. The development hereby permitted shall only be undertaken in strict accordance with drainage details, incorporating a Sustainable Drainage System (SUDS) if possible and responding to the hydrological conditions (soil permeability, watercourses etc) within the application site, including a long term management and maintenance plan, which shall be submitted to and approved in writing by the local planning authority. The drainage system:

- (i) shall have a discharge rate of no greater than 5.0l/s;
- (ii) Provision must be made for drainage of site to ensure no temporary increase in flood risk on or off site during construction;
- (iii) Evidence receiving water bodies or sewers are capable of accepting the attenuated flows;
- (iv) Evidence of 1:100 year plus climate change events being held within the site boundaries;
- (v) Consideration of permeable paving or similar permeable material for management of surface water flows and water filtering;
- (vi) Evidence to show management of overland flow routes in the event of exceedance or blockage of the drainage system, and how the building would be protected in such an event;
- (vii) Provision must be made to ensure no discharge of surface water to public highway;



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(viii) Where redevelopment site levels result in severance, diversion or the reception of natural or engineered drainage flow, the developer shall maintain existing flow routes or intercept these flows and discharge by a method approved by the local planning authority;

(ix) Foul drainage plans

The approved systems shall thereafter be retained and shall be managed and maintained in strict accordance with the approved details.

7. Prior to commencement of development, the site shall be remediated in accordance with details approved under application DC/2018/3355.

8. Notwithstanding the submitted details, prior to installation full details of an air supply and filtration system shall be submitted to and approved in writing by the LPA. The system shall take account of any proposed gas appliances and boilers and shall achieve an annual average internal nitrogen dioxide level of 40 micrograms/m<sup>3</sup>. The approved details shall be installed prior to occupation and thereafter retained.

9. The glazing installed in the development shall accord with the sound reduction index specified in Table 4.4 of the Acoustics Assessment dated 15.3.19.

## REASONS FOR CONDITIONS

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.
4. In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, EM1 and DE1 of the Coventry Local Plan 2016.
5. In the interests of highway safety in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.
6. To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.
7. To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.
8. To ensure a satisfactory living environment for future occupiers, in accordance with Policy H10 of the Coventry Local Plan 2016.
9. To ensure a satisfactory living environment for future occupiers, in accordance with Policy H10 of the Coventry Local Plan 2016.



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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 Coventry Local Plan 2016 set out below, and to all relevant material considerations, including the National Planning Policy Framework, 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.

Policy AC2: Road Network  
Policy AC3: Demand Management  
Policy AC4: Walking and Cycling  
Policy CC16: Health and Education Area - Swanswell  
Policy DE1: Ensuring High Quality Design  
Policy DS3: Sustainable Development Policy  
Policy EM5: Sustainable Drainage Systems (SuDS)  
Policy EM7: Air Quality  
Policy H10: Student Accommodation  
Policy HE2: Conservation and Heritage Assets

## **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 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.

... **Protected species**

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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 visit <http://www.naturalengland.gov.uk>.

If evidence of protected species is found, work should stop immediately while Natural England (01453 764450) is 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 the Planning Department at Coventry City Council on [ecology@coventry.gov.uk](mailto:ecology@coventry.gov.uk) 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 (Development Management Procedure) (England) Order 2010 (as amended) and is subject to due compliance with the Building Regulations, local Acts and Regulations and with all other relevant 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 conditions, you can appeal to 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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

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If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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

- ... If permission to develop land is granted subject to conditions, whether by the City Council or an appeal by the Secretary of State, the owner of the land may claim that the land has become incapable of 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.
- ... In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a referral of the application to the Secretary of State. The circumstances in which such compensation is payable are set out in Section 114 & 120 and related provisions of the Town and Country Planning Act 1990.
- ... 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



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- 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,  
Coventry City Council  
PO Box 15  
Council House  
Coventry CV1 5RR.

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.
- ... 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.



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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 can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

**Tracy Miller**  
Head of Planning