

Consultation on Planning Application

From Development Management

Date: 20/06/2019

Reference: FUL/2019/1032

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Conversion of a mixed use building to 24 one and two bed apartments, including 4 'live-work' apartments, erection of an additional storey of accommodation and associated parking.

At: 203-269 Foleshill Road Coventry CV1 4JZ

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=802243>

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 7697 2272**

Email: nigel.smith@Coventry.gov.uk

Date: 26/06/19
Comments from: CCC Flood Risk Management and Drainage
Re: FUL/2019/1032

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

Comments
The application is at high risk of surface water flooding, with the proposed change of use consideration should be taken to finished floor levels. It is recommended that the conditions below be imposed.
Further information (if any)
Amendments Recommended (if any)
Conditions Recommended (if any)
No development approved by this permission shall be occupied until the following information has been submitted to and approved by the Local Planning Authority and Lead Local Flood Authority:
<ul style="list-style-type: none"> i. Information held by Coventry City Council indicates that the site and site entrance may be subject to surface water flooding during a 1:30 year event. The development must not exacerbate this flood risk and where possible reduce this. On this basis, an appropriately scaled site specific flood risk assessment considering surface water and appropriate mitigation measures to manage down this risk will be required. ii. Consideration should be given to the use of flood resilience design for the basement areas and construction measures as outlined in the document 'Improving the flood performance of new buildings - Flood Resilient Construction 2007'. iii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
Reasons

- i. To prevent an increased flood risk on the site, off site and adjacent Highway and to ensure that the entrance and exit routes of the development are safe and fit for appropriate for use.
- ii. To deliver flood sustainable resilient construction and to speed up recovery and repairs following flooding.
- iii. Local planning authorities should ensure flood risk is not increased elsewhere, in accordance with paragraph 163 of the National Planning Policy Framework. Also, to prevent flooding of the Public Highway from private land.

Once approved, the development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

Please email response to planning@coventry.gov.uk