

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text" value="1"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Friargate"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Coventry"/>
Postcode	<input type="text" value="CV1 2GN"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="433223"/>
Northing (y)	<input type="text" value="278377"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text"/>
Surname	<input type="text" value="Cattrell"/>
Company name	<input type="text" value="Castlebridge Hotels Coventry Limited"/>
Address line 1	<input type="text" value="45 Esplanade"/>
Address line 2	<input type="text" value="St. Helier"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	<input type="text" value="Jersey"/>

2. Applicant Details

Postcode	JE2 3QB
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	M
Surname	Swiszcowski
Company name	Chapman Taylor
Address line 1	Bass Warehouse
Address line 2	4 Castle Street
Address line 3	Castlefield
Town/city	Manchester
Country	
Postcode	M3 4LZ
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area?
(numeric characters only).

1895

Unit

sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The proposals are for a new boutique style hotel of around 100 guestrooms over 5 storeys, with accompanying restaurant and bar at ground floor level.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The site is currently an empty vacant plot and has been vacant since 2014.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

The site has previously been an open grassed space as part of setting out the Plots of the Friargate Masterplan. Prior to this, the site was occupied by the Cophall House office building which was demolished in 2014.

When did this use end
(if known)?
DD/MM/YYYY

17/09/2014

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

Ground floor walls are proposed in metal cladding panels in dark grey. Upper storey walls are proposed generally in metal cladding panels in light greys and silver, with windows window reveals in dark blue. The enclosure to the plant area on the main roof will be an open area enclosed with aluminium louvred screening, coloured light grey/silver.

Windows

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

All windows and glazing are aluminium framed. Windows and glazing at ground floor is framed in dark grey. Windows on upper floors are coloured dark blue.

Roof

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

Podium Roof.
The roof at first floor level is proposed with a varicoloured graphic design in roof finishes of access paving and pebble ballast above a single-ply roofing membrane.
Main roof.
The main roof is proposed with access paving and pebble ballast roof finishes in light grey, above a single-ply roofing membrane.

Doors

Description of existing materials and finishes (optional):

None

7. Materials

Doors	
Description of proposed materials and finishes:	Glazed doors will be aluminium framed, coloured dark grey at ground floor and dark blue to upper storeys. External doors to service areas at ground floor will be aluminium louvred, coloured dark grey. External doors to the plant space at main roof level will be aluminium louvred, coloured light grey/silver.

Other type of material (e.g. guttering) Ventilated openings & balustrades	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Openings into plant areas will be treated with aluminium louvres, coloured dark grey at ground floor and coloured light grey/silver for the roof-top plant area. Balustrading to podium roof: Frameless glass balustrade.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Soft landscaped areas: Grassed Planting: Trees Pavement: Brick paving Vehicle areas: Asphalt
Description of proposed materials and finishes:	Proposed planting: Trees Proposed pavement: Brick paving New layby: Brick paving

Lighting	
Description of existing materials and finishes (optional):	Existing street lighting: lampposts
Description of proposed materials and finishes:	Proposed additional streetlighting: lampposts

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	There are no boundary treatments included within the proposals.

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Plan drawings: 2000-2004
Elevation drawings: 2101 & 2102
Section drawings: 2103
Design & Access Statement document

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Existing site plan drawing 0102.
Proposed site plan drawing 0103.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

12. Biodiversity and Geological Conservation

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

See HSP Consulting Drainage Strategy document, D1001-Drainage Strategy revision A, dated September 2019.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

An internal refuse store is included within the building, located in the South-West corner at ground floor level. The refuse store has external access doors and is located close to a road layby for refuse truck loading.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Within the refuse store, identifiable bins will be used for different types of waste to enable the separate collection of recyclable materials.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

17. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C1 - Hotels	0	0	5373	5373
Total	0	0	5373	5373

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels	0	100	100

18. Employment

Will the proposed development require the employment of any staff?

Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	42	21	10

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
C1 - Hotels	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The proposal is for a hotel with ancillary accommodation to support the hotel guestrooms. The hotel also includes a restaurant and bar accessible to the general public.

Plant and ventilation equipment associated with these uses are as follows:

- Guestroom ventilation, located within the roof-top plant area.
- Kitchen ventilation & extract located within the roof-top plant area.
- General plant within the internal plant space at ground floor area.

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Friargate One
Address line 1	Friargate One
Address line 2	
Town/city	Coventry
Postcode	CV1 2GN
Date notice served (DD/MM/YYYY)	03/10/2019

Person role

- The applicant
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="M"/>
Surname	<input type="text" value="Swiszcowski"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="20/09/2019"/>

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)