DECISION DOCUMENT

APPLICATION NUMBER: 2018/06313/PA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION

Birmingham City Council
C/o the Agent

AGENT (if used)

Arcadis
Cornerblock
2 Cornwall Street
Birmingham
B3 2DX

BIRMINGHAM CITY COUNCIL GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS FOR THE FOLLOWING DEVELOPMENT IN ACCORDANCE WITH THE PLANS AND APPLICATION AS NUMBERED ABOVE:

Erection of a mixed use residential led development to first serve as the commonwealth games athletes village, and later converted to 1,146 residential units (Use Class C3), 268 extra care apartments (Use Class C2), 1,237sqm commercial floorspace (Use Class A1 - A3), and a community centre (Use Class D2) with associated parking, landscaping and infrastructure

at

Former BCU City North Campus, Franchise Street, Perry Barr, Birmingham, B42 2SU

Conditions that affect this development or use

1. Requires the prior submission of a contamination remediation scheme

   No development shall take place until the following components of a site assessment and, if required remediation scheme to deal with the risks associated with contamination of the site for the intended use has been submitted to and approved, in writing, by the Local Planning Authority:

   1) A preliminary risk assessment, which has identified:
      o all previous uses
      o potential contaminants associated with those uses
      o a conceptual model of the site indicating sources, pathways and receptors
      o potentially unacceptable risks arising from contamination at the site.
   2) A site investigation scheme, based on (1) to provide information for a detailed risk assessment of the risk to all receptors that may be affected, including those off site.
   3) If contamination is found present and assessed as an unacceptable risk to human health safety and the environment an options appraisal and remediation strategy shall be submitted giving full details of the remediation measures required and how they are to be undertaken, timetable of works and site management procedures.
   4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

   Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved and must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 (and subsequent legislation) in relation to the intended use of the land after remediation.

   Reason: This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development.
2 Requires the submission of a contaminated land verification report
Prior to occupation of any part of the development, a verification report demonstrating completion of
the works set out in the approved remediation strategy and the effectiveness of the remediation shall
be submitted to and approved, in writing, by the Local Planning Authority. The report shall include
results of sampling and monitoring carried out in accordance with the approved verification plan to
demonstrate that the site remediation criteria have been met. It shall also include a long-term
monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and
arrangements for contingency action, as identified in the verification plan, and for the reporting of this
to the Local Planning Authority.
Reason: In order to secure the satisfactory development of the application site in accordance with
Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework

3 Sets a minimum age of residents for plot 6 in "legacy" mode
As a "legacy" development each unit of the extra care facility (plot 6) hereby permitted shall be
occupied only by:
o persons of state pensionable age or 60 or over
o persons living as part of a single household with such a person or persons;
o persons who were living as part of a single household with such a person or persons who have since
died.
Reason: In order to define the permission in accordance with Policy PG3 of the Birmingham
Development Plan 2017 and the National Planning Policy Framework.

4 Requires the submission of sample materials in a phased manner
Samples of the materials to be used in the construction of the external surfaces of the
extension(s)/building(s)/dwelling(s)/development hereby permitted for each phase of development
shall be submitted to and approved in writing by the Local Planning Authority prior to their use. The
development shall be implemented in accordance with the approved details.
Reason: In order to secure the satisfactory development of the application site in accordance with

5 Requires the prior submission of a construction method statement/management plan
No development with the exception of enabling works to be agreed shall take place until a Construction
Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The
approved statement shall be adhered to throughout the construction period. The method statement
shall provide for details of the following: assessing and dealing with hazardous materials and risks
during construction, integration with the contaminated land remediation strategy or completed
remediation limitations, the parking of vehicles of site operatives and visitors, loading and unloading of
plant and materials, storage of plant and materials used in constructing the development, construction
hours, noise control devices, delivery routeing, the erection and maintenance of security hoarding
including decorative displays and facilities for public, viewing, wheel washing facilities, measures to
control the emission of dust and dirt during construction and a scheme for the recycling/disposing of
waste resulting from construction works. The development shall be implemented in accordance with
the approved details.
Reason: This is required as a pre-commencement condition in accordance with the SI 2018 566 The
Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is
required prior to development commencing in order to safeguard the amenities of occupiers of
premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan
2017 and the National Planning Policy Framework.

6 Requires the submission of details of green/brown roofs
A scheme for the provision of green and/or brown roofs on the flat roofs of the development, including
identified biodiversity benefits, shall be submitted to and approved in writing by the Local Planning
Authority prior to the development reaching roof level/their installation. The development shall be
implemented in accordance with the approved details and thereafter maintained.
Reason: To improve the landscape character and biodiversity of the area in accordance with Policies
PG3, T7 and T8 of the Birmingham Development Plan 2017, saved Paragraph 3.14 of the
Birmingham Unitary Development Plan 2005, the National Planning Policy Framework and the Nature
Conservation Strategy for Birmingham SPG.
Requires the submission of a lighting scheme in a phased manner
The development hereby approved shall not be occupied until a detailed lighting scheme for each phase of development has been submitted to and approved in writing by the Local Planning Authority. The detailed lighting scheme shall include site annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they illuminate, site plans showing horizontal and vertical overspill to include light trespass and source intensity, affecting surrounding residential premises and details of the lighting fittings including: colour, watts and periods of illumination. All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of the development and thereafter maintained.

Requires the submission of a landscape management plan
A landscape management and maintenance plan, including a survey of the existing landscape and its condition, long term design objectives, management responsibilities and maintenance operations for all landscape areas, other than domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be implemented in accordance with the approved details and thereafter maintained.
Reason: To protect the landscape character and amenity of the development site over the long term in accordance with Policies PG3 and TP7 of the Birmingham Development Plan 2017, saved Paragraph 3.14 of the Birmingham UDP 2005 and the National Planning Policy Framework.

Requires the submission of boundary treatment details
Details of the proposed boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. These details shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new boundary treatments. The approved scheme shall be implemented before occupation of the building(s)/use/dwelling (s) hereby permitted and shall be retained thereafter.
Reason: In order to secure the satisfactory development of the application site in accordance with Policies PG3 and TP7 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Requires the submission of hard and/or soft landscape details
Details of hard and/or soft landscape works shall be submitted to and approved in writing by the Local Planning Authority prior to occupation and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, hard surfacing materials, minor artefacts and structures, proposed and existing functional services above and below ground, fully annotated planting plans to a scale of 1:100, showing, where used, locations of individually planted trees, areas of woodland; shrubs, hedges, bulbs, and areas of grass. Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme. All hard and/or soft landscape works shall be implemented in accordance with the approved details. The works shall be implemented prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority and thereafter maintained. Any trees or shrubs which, within a period of two years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.
Reason: In order to secure the satisfactory development of the application site, ensure a high quality of external environment and reinforce local landscape character in accordance with Policies PG3, TP3 and TP7 of the Birmingham Development Plan 2017 and saved Paragraph 3.14 of the Birmingham UDP 2005.
11 Requires the prior submission of details of bird/bat boxes
No above ground development shall take place until details of the number, design, location and post-
development monitoring arrangements of bird nesting boxes/bat boxes/bricks/tubes to be provided as part of the development, has been submitted to and approved in writing by the Local Planning Authority. The bird/bat boxes shall be installed in accordance with the approved details and thereafter maintained.
Reason: To enhance the nature conservation interest of the site in accordance with Policy TP8 of the Birmingham Development Plan 2017, the National Planning Policy Framework and the Nature Conservation Strategy for Birmingham SPG.

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<td>12</td>
<td>Requires the prior submission of a habitat/nature conservation management plan</td>
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<td>A habitat/nature conservation management plan shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The plan shall include</td>
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<td>o Description and evaluation of the features to be managed;</td>
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<td>o Ecological trends and constraints on site that may influence management;</td>
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<td>o Aims and objectives of management;</td>
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<td>o Appropriate management options for achieving aims and objectives;</td>
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<td>o Prescriptions for management actions;</td>
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<td>o Preparation of a work schedule (including a 5 yr project register, an annual work plan and the means by which the plan will be rolled forward annually);</td>
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<td>o Monitoring and remedial / contingencies measures triggered by monitoring.</td>
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<td>The plan shall be implemented in accordance with the approved details, and thereafter maintained.</td>
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<td>Reason: In order to secure the satisfactory development of the application site in accordance with Policy TP8 of the Birmingham Development Plan 2017, the National Planning Policy Framework and the Nature Conservation Strategy for Birmingham SPG.</td>
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<td>13</td>
<td>Requires the submission of shop front design details</td>
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<td>Drawings of the proposed shop front(s) at a scale of 1:10 and including elevations, plan, vertical and horizontal sections illustrating materials, paint finish, panels, cills, decorative detail, reveal, furniture and fittings shall be submitted to and approved in writing by the Local Planning Authority prior to the shop front installation. The development shall be implemented in accordance with the approved details and thereafter maintained.</td>
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<td>Reason: To safeguard the character of the building (which is listed as being of architectural or historic interest) (which is in a Conservation Area) in accordance with Policies PG3 and TP12 of the Birmingham Development Plan 2017, the National Planning Policy Framework and Regeneration through Conservation SPG.</td>
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Requires the scheme to be in accordance with the listed approved plans


Reason: In order to define the permission in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Restricts display of vinyls.

The ground floor commercial units hereby approved shall be fitted with clear glazing and retained as such thereafter. The shop windows shall not be obscured by any internal window posters or stickers, not by shelving stacks, display cases or other structures above 1 metre in height unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017, Shop Front Design Guide SPG and the National Planning Policy Framework.
16 Requires scheme of noise mitigation in relation to adjacent site
A scheme to mitigate the plant noise from the adjacent commercial unit, currently known as Tufnol's, shall be submitted to and agreed in writing with the Local Planning Authority. No residential occupation shall take place until the agreed noise mitigation scheme has been fully implemented and shall thereafter be maintained.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

17 Requires submission of pre and post games masterplan
Prior to any above ground development a masterplan showing details of the on site development/facilities/landscaping to be provided pre and post games shall be submitted to and agreed in writing with the Local Planning Authority. The details shall be implemented as agreed.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

18 Requires provision of affordable housing
Prior to the first occupation of the "legacy" development a plan shall be submitted in writing for approval by the Local Planning Authority showing the location and mix/tenure of the 312 affordable dwellings to be provided on the site in perpetuity. No more than 25% of the market dwellings shall be occupied until the affordable dwellings have been completed and made available for occupation in accordance with the agreed plan. The affordable dwellings shall meet the definition of Affordable Housing as set out in within NPPF and retained thereafter. Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 and TP31 of the Birmingham Development Plan 2017, Affordable Housing SPG and the National Planning Policy Framework.

19 Requires vibration mitigation
The dwellings shall be designed and constructed using materials, designs and methods to minimise structure-borne and airborne vibration to ensure that vibration dose values when measured and assessed in habitable rooms in accordance with BS6472 do not exceed 0.2ms-1.75 daytime (07.00-23.00) and 0.1ms-1.75 night-time (23.00 - 07.00).
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

20 Grants a personal permission to Birmingham City Council
The planning permission hereby granted shall only be implemented by Birmingham City Council.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

21 Requires the submission of a CCTV scheme
A scheme for the provision of a network of closed circuit television cameras, including the proposed location of the cameras, mounting columns, proposals for the use and management of the system and proposals for its installation shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The CCTV system shall be installed in accordance with the approved details prior to first occupation and thereafter maintained.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

22 Requires the prior submission level details on a phased manner
No development shall take place (excluding demolition) until details of finished site and ground floor levels in relation to the existing site levels, adjoining land and buildings for each phase of development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed grading and mounding of land areas, cross sections through the site and relationship with the adjoining landform and buildings. The development shall be implemented in accordance with the approved details.
Reason: This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing in order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
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<td>23</td>
<td>Requires the submission a Noise Insulation Scheme to establish residential acoustic protection. Prior to the installation of any glazing or mechanical ventilation, a scheme of noise insulation and mitigation shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall take account of the local air quality in determining any mechanical ventilation and if a scheme based on closed windows is proposed, it shall be supported by an overheating assessment. The scheme shall be implemented in accordance with the approved details to ensure that noise and vibration levels for facades containing habitable rooms and for outdoor living spaces do not exceed the criteria provided in the current EPU Planning Consultation Guidance Note 1 (Noise and Vibration). Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the NPPF.</td>
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<td>24</td>
<td>Requires the prior submission of a vibration protection scheme. No above ground development shall take place until a scheme detailing the proposed method of ensuring the structural isolation of the development site from the adjoining industrial use such that there is adequate protection against structure borne vibration has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained. Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.</td>
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<td>25</td>
<td>Requires a further air quality assessment. Prior to first occupation a further detailed air quality assessment shall be undertaken using local air quality monitoring data to consider the impacts of both traffic and energy plant and a scheme for the mitigation of the air quality exceedences has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of the building and thereafter maintained. Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.</td>
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| 26 | Requires an employment construction plan. No development shall take place until a construction employment plan has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The construction employment statement shall provide for details of the following:

A minimum total of 60 Person Weeks of employment per £1 million spend on the construction of the site will be provided for New Entrants whose main residence is in the Local Impact Area identified from Birmingham City Council’s Employment Team or an alternative source agreed by the Council provided always that each New Entrant is suitably qualified for the relevant role.

The opportunity can be as an 'apprentice', 'graduate', 'new entrant (job start)', or 'work placement'. The following can be counted as a New Entrant:

- a person that is leaving, or in an educational establishment (e.g. school, college or university) or a training provider; or
- an unemployed adult seeking employment that includes on-site training and assessment and/or offsite training; or
- A person who's current employment is at risk of termination, or redundancy, including New Entrants employed by another contractor or supplier to the Council whose contract of employment or apprenticeship agreement is being terminated and who is therefore seeking another position to complete their training period.

The development shall be implemented in accordance with the approved details. Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 and TP26 of the Birmingham Development Plan 2017 and the National Planning Policy Framework. |
27 Limits the noise levels for Plant and Machinery
The rating levels for cumulative noise from all plant and machinery shall not exceed 5dB below the existing LA90 background levels and 10dB below the existing Ldn at any noise sensitive premises as assessed in accordance with British Standard 4142 (2014) or any subsequent guidance or legislation amending, revoking and/or re-enacting BS4142 with or without modification.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

28 Limits delivery time of goods to or from the commercial units (A1-A3) (0700-1900)
No deliveries shall be taken at or dispatched from the commercial units on the site outside the hours of 0700-1900.
Reason: In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

29 Requires a further noise and vibration assessment
Prior to any above ground development a further detailed noise and vibration assessment shall be undertaken to consider the impacts of all potential noise and vibration sources including plant, railway noise and equipment and to demonstrate that any habitable facade does not experience criteria identified within CPU Planning Consultation Guidance Note 1 (Noise and Vibration). The assessment shall be submitted to and approved in writing by the Local Planning Authority and the development shall be undertaken in accordance with the approved details.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

30 Requires the submission of extraction and odour control details
Prior to the first occupation of each commercial unit details of the extract ventilation and odour control equipment, including details of any noise levels, noise control and external ducting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and operation. The development shall be implemented in accordance with the approved details and thereafter maintained.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the NPPF

31 Limits the hours of use 0700-2300 (commercial units)
The A1-A3 commercial premises hereby approved shall only be open for customers between the hours of 0700-2300.
Reason: In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

32 Implement within 3 years (Full)
The development hereby permitted shall be begun before the expiration of (3) years from the date of this permission.
Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and the National Planning Framework.

33 Requires the submission and completion of works for the S278/TRO Agreement
The development shall not be occupied until a package of highway measures has been approved by the Local Planning Authority and the approved measures have been substantially completed. The package of measures shall include all proposed highway works including new vehicular accesses, alterations to any existing footway crossing, reinstatement of redundant footway crossings, proposed modifications along Wellhead Lane, any relocation of bus stops/shelters, any work relating to any street furniture/statutory undertakers' apparatus, any work related to lighting, any impact on highway tree(s) etc and are to be carried out at the applicants expense to Birmingham City Council specification.
Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

34 Requires the provision of a vehicle charging point
No fewer than 10% of parking spaces shall be provided with electric vehicle charging points.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy TP5 of the Birmingham Development Plan and the National Planning Policy Framework
Requires vehicular visibility splays to be provided
Prior to first occupation the vehicular visibility splays at all the vehicular accesses and forward visibility splays around all the bends within the layout, in line with the appropriate standards for the vehicular speed on the relevant roads, to be incorporated/maintained.
Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Requires pedestrian visibility splays to be provided
A pedestrian visibility splay of 3.3 metres by 3.3 metres by 600 millimetres shall be incorporated at the/each access point before the access point(s) is first used and thereafter maintained.
Reason: In order to ensure the safe movement of pedestrians using the adjacent highway in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Requires Residents Parking Zone
Details of the funding, consultation, design and implementation of the TRO and associated measures for Residents Parking Zone is to be submitted to and agreed in writing with the Local Planning Authority. It will be implemented in accordance with the agreed details prior to first occupation.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Requires "legacy" travelplan.
Prior to the first occupation of the "legacy" development a "legacy" travel plan to include details of a car club shall be submitted to and agreed in writing with the Local Planning Authority and implemented thereafter.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Requires an event management plan.
Prior to the first use of the site for "games" development an event Management Plan shall be submitted to and agreed by the Local Planning Authority in consultation with the Highway Authority for the M6 Motorway to consider how traffic shall be controlled in the run-up to, and throughout the duration of the 2022 Commonwealth Games. The plan shall contain specific reference to the traffic implications for the Strategic Road Network including M6 Junctions 4 to 7 and M42 Junction 6. The Event Management Plan shall ensure that volume of traffic utilising the athlete's village is managed and controlled and is coordinated with any wider transport strategy or event management plans in place for the Commonwealth Games.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3, TP38 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Requires the provision of on site public open space
Details of the on-site public open space shall be submitted in writing for approval by the Local Planning Authority. The agreed details shall be provided prior to first occupation and retained as public open space in perpetuity.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 and TP9 of the Birmingham Development Plan 2017, Public Open Spce in New Residential Developments SPG and the National Planning Policy Framework.

Arboricultural Method Statement and Tree Protection Plan - Implementation
The development shall be undertaken and maintained in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan.
Reason: In order to secure the satisfactory development of the application site in accordance with Policies PG3 and TP7 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
Requirements within pre-defined tree protection areas

The protection of any existing tree to be retained in accordance with the approved plans and particulars shall be achieved as follows:

a) no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with plans and particulars as referenced above which shall have been previously submitted to and approved by the Local Planning Authority in writing;

b) if that fencing is broken or removed during the course of carrying out the development it shall be immediately repaired or replaced to the satisfaction of the Local Planning Authority;

c) the fencing shall be maintained in position to the satisfaction of the Local Planning Authority until all equipment, machinery and surplus materials have been moved from the site;

d) within any area fenced in accordance with this condition nothing shall be stored placed or disposed of above or below the ground, the ground level shall not be altered, no excavations shall be made, no mixing or use of other contamination materials or substances shall take place, nor shall any fires be lit without the prior written consent of the authority; and

e) no equipment, machinery or structure shall be attached to or supported by a retained tree.

These measures shall apply for the duration of the construction phase and until all equipment; machinery and surplus materials have been removed from the site.

Reason: In order to secure the satisfactory development of the application site in accordance with Policies PG3 and TP7 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

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<td>Requires the implementation of the submitted mitigation/enhancement plan. The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement submitted with the application. Reason: In the interest of the protection of the wildlife value of the site in accordance with Policy TP8 of the Birmingham Development Plan 2017, the National Planning Policy Framework and the Nature Conservation Strategy for Birmingham SPG.</td>
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<td>44</td>
<td>Requires the submission of a scheme for ecological/biodiversity/enhancement measures. An Ecological Enhancement Strategy, based on the recommendations contained in the supporting information shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The development shall thereafter be implemented in accordance with the approved details. Reason: In order to safeguard the nature conservation value of the site in accordance with Policy TP8 of the Birmingham Development Plan 2017, the National Planning Policy Framework and the Nature Conservation Strategy for Birmingham SPG.</td>
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<td>45</td>
<td>Requires the provision of cycle parking prior to occupation. The covered bicycle/motorcycle storage spaces shall be provided before occupation of any &quot;legacy&quot; dwelling/building on the site and shall thereafter be retained. Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Policies PG3, TP40 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.</td>
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<td>46</td>
<td>Requires the prior submission of a drainage scheme. No development (excluding demolition) shall take place until such time as a scheme for drainage of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter maintained. Reason: This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing in order to secure the satisfactory development of the application site in accordance with Policy TP6 of the Birmingham Development Plan 2017, Sustainable Management of Urban Rivers and Floodplains SPD and the National Planning Policy Framework.</td>
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<td>47</td>
<td>Requires detail of management company. Prior to first occupation of the &quot;legacy&quot; development details of the long term management of any the external non-private area to include roads, parking, public open space and landscaped areas, shall be submitted to and agreed in writing with the Local Planning Authority. Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.</td>
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Reason: Requires site-specific infiltration testing, in accordance with BRE 365 Guidance
No development shall take place until site-specific infiltration testing has been undertaken, site-specific infiltration rates are identified in the specific locations of any proposed infiltration features, and a subsequent report has been submitted to and approved in writing by the Local Planning Authority.

Reason: This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Policy TP6 of the Birmingham Development Plan 2017, Sustainable Management of Urban Rivers and Floodplains SPD and the National Planning Policy Framework.

Reason: Requires the prior submission of a sustainable drainage scheme
No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is completed and thereafter maintained.

Reason: This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Policy TP6 of the Birmingham Development Plan 2017, Sustainable Management of Urban Rivers and Floodplains SPD and the National Planning Policy Framework.

Reason: Submission of a Sustainable Drainage Operation & Maintenance Plan
No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage for the development has been completed in accordance with the approved sustainable drainage scheme and a Sustainable Drainage Operation and Maintenance Plan has been submitted to, and approved in writing by, the Lead Local Flood Authority. The approved drainage system shall thereafter be operated and maintained thereafter in accordance with the approved Sustainable Drainage Operation and Maintenance Plan.

Reason: This is required as a pre-commencement condition in accordance with the SI 2018 566 The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 as the information is required prior to development commencing to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Policy TP6 of the Birmingham Development Plan 2017, Sustainable Management of Urban Rivers and Floodplains SPD and the National Planning Policy Framework.

Date: Thursday 20th December 2018

Richard Cowell, Assistant Director, Economy
P.O. BOX 28, Birmingham B1 1TU

Please note
This is not a building regulation approval
INFORMATIVE NOTE

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority’s Property Search Service on 0845 762 6848 or at www.groundstability.com

INFORMATIVE NOTE

Water supplies for fire fighting should be in accordance with the "National Guidance Document on the Provision for Fire Fighting" published by Local Government Association and WaterUK


For further information please contact the West Midlands Fire Service Water Office at water.officer@wmfs.net