**Planning and Development**

PO Box 28, Birmingham B1 1TU

**DECISION DOCUMENT**

# APPLICATION NUMBER: 2020/08312/PA TOWN AND COUNTRY PLANNING ACT 1990

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

Full Planning application for residential development of 117 dwellings (C3), open space, new access arrangements and improvements at Barratts Road and Gildas Avenue and associated landscaping attenuation, infrastructure and ancillary development.

at

Land at Gildas Avenue, Barratts Road and Bentmead Grove,, Pool Farm, Kings Norton, Birmingham

**Conditions that affect this development or use**

1 Requires the scheme to be in accordance with the listed approved plans

The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers:

41077-WOOD-XX-XX-FG-T-0002\_S0\_P03.1 Site Location Plan

Bentmead Grove

41077-WOOD-BG-XX-DR-A-0001\_S4\_P02 - Bentmead Grove Demolition Plan A

41077-WOOD-BG-XX-DR-A-0002\_S4\_P02 - Bentmead Grove Proposed Site Layout P02 41077-WOOD-BG-XX-DR-A-0004\_S4\_P02 - Bentmead Grove Proposed Sections P02 41077-WOOD-BG-H3F-DR-A-0001\_S4\_P01 - Plot 1 Proposed Plans P01

41077-WOOD-BG-H3F-DR-A-0002\_S4\_P01 - Plot 1 ProposedElevations P01 41077-WOOD-BG-B2L-DR-A-0001\_S4\_P01 - Plots 2-3 Proposed Plans P01

41077-WOOD-BG-B2L-DR-A-0002\_S4\_P01 - Plots 2-3 Proposed ElevationsP01 41077-WOOD-BG-B2K-DR-A-0001\_S4\_P01 - Plots 4-5 Proposed Plans P01

41077-WOOD-BG-B2K-DR-A-0002\_S4\_P01 - Plots 4-5 Proposed Elevations P01 41077-WOOD-BG-B4D-DR-A-0001\_S4\_P01 - Plots 6-9 Proposed Plans 1of2 P01

41077-WOOD-BG-B4D-DR-A-0002\_S4\_P01 - Plots 6-9 Proposed Plans 2of2 P01 41077-WOOD-BG-B4D-DR-A-0003\_S4\_P01 - Plots 6-9 Proposed Elevations 1of2 P01 41077-WOOD-BG-B4D-DR-A-0004\_S4\_P01 - Plots 6-9 Proposed Elevations 2of2 P01 41077-WOOD-BG-H4C-DR-A-0001\_S4\_P01 - Plots 10\_11 Proposed Plans P01

41077-WOOD-BG-H4C-DR-A-0002\_S4\_P01 - Plots 10\_11 Proposed Elevations P01 41077-WOOD-BG-B4A-DR-A-0001\_S4\_P01 - Plots 12-15 Proposed Plans 1of2 P01

41077-WOOD-BG-B4A-DR-A-0002\_S4\_P01 - Plots 12-15 Proposed Plans 2of2 P01

41077-WOOD-BG-B4A-DR-A-0003\_S4\_P01 - Plots 12-15 Proposed Elevations 1of2 P01 41077-WOOD-BG-B4A-DR-A-0004\_S4\_P01 - Plots 12-15 Proposed Elevations 2of2 P01

Barratts Road

41077-WOOD-BR-XX-DR-A-0001\_S4\_P02 - Barratts Road Demolition Plan A 41077-WOOD-BR-XX-DR-A-0002\_S4\_P04 - Barratts Road Proposed Site Layout

41077-WOOD-BR-XX-DR-A-0004\_S4\_P03 - Barratts Road Proposed Sections 1 of 4 P03 41077-WOOD-BR-XX-DR-A-0005\_S4\_P03 - Barratts Road Proposed Sections 2 of 4 P03 41077-WOOD-BR-XX-DR-A-0006\_S4\_P02 - Barratts Road Proposed Sections 3 of 4 P02 41077-WOOD-BR-XX-DR-A-0007\_S4\_P03 - Barratts Road Proposed Sections 4 of 4 P03 41077-WOOD-BR-B4A-DR-A-0001\_S4\_P01 - Plots 1-4 Proposed Plans 1of2 P01

41077-WOOD-BR-B4A-DR-A-0002\_S4\_P01 - Plots 1-4 Proposed Plans 2of2 P01 41077-WOOD-BR-B4A-DR-A-0003\_S4\_P01 - Plots 1-4 Proposed Elevations 1of2 P01 41077-WOOD-BR-B4A-DR-A-0004\_S4\_P01 - Plots 1-4 Proposed Elevations 2of2 P01 41077-WOOD-BR-H4B-DR-A-0001\_S4\_P01 - Plots 5\_11\_17\_20 Proposed Plans P01

41077-WOOD-BR-H4B-DR-A-0002\_S4\_P01 - Plots 5\_11\_17\_20 Proposed Elevations P01

41077-WOOD-BR-B3A-DR-A-0001\_S4\_P01 - Plots 6-8\_26-28 Proposed Plans 1of2 P01

41077-WOOD-BR-B3A-DR-A-0002\_S4\_P01 - Plots 6-8\_26-28 Proposed Plans 2of2 P01

41077-WOOD-BR-B3A-DR-A-0003\_S4\_P01 - Plots 6-8 Proposed Elevations P01 41077-WOOD-BR-B2J-DR-A-0001\_S4\_P01 - Plots 9-10 Proposed Plans P01

41077-WOOD-BR-B2J-DR-A-0002\_S4\_P01 - Plots 9-10 Proposed Elevations P01 41077-WOOD-BR-B4D-DR-A-0001\_S4\_P01 - Plots 12-15 Proposed Plans 1of2 P01

41077-WOOD-BR-B4D-DR-A-0002\_S4\_P01 - Plots 12-15 Proposed Plans 2of2 P01

41077-WOOD-BR-B4D-DR-A-0003\_S4\_P01 - Plots 12-15 Proposed Elevations 1of2 P01 41077-WOOD-BR-B4D-DR-A-0004\_S4\_P01 - Plots 12-15 Proposed Elevations 2of2 P01 41077-WOOD-BR-H3D-DR-A-0001\_S4\_P01 - Plots 16\_22 Proposed Plans P01

41077-WOOD-BR-H3D-DR-A-0002\_S4\_P01 - Plots 16\_22 Proposed Elevations P01 41077-WOOD-BR-B2L-DR-A-0001\_S4\_P01 - Plots 18-19 Proposed Plans P01

41077-WOOD-BR-B2L-DR-A-0002\_S4\_P01 - Plots 18-19 Proposed Elevations P01 41077-WOOD-BR-H3F-DR-A-0001\_S4\_P01 - Plots 21\_25 Proposed Plans P01

41077-WOOD-BR-H3F-DR-A-0002\_S4\_P01 - Plots 21\_25 Proposed Elevations P01 41077-WOOD-BR-B2C-DR-A-0001\_S4\_P01 - Plots 23-24 Proposed Plans P01

('the approved plans').

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

| 2 | Requires the scheme to be in accordance with the listed approved plans  The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers:  Barratts Rd continued  41077-WOOD-BR-B2C-DR-A-0002\_S4\_P01 - Plots 23-24 Proposed Elevations P01 41077-WOOD-BR-B3A-DR-A-0004\_S4\_P01 - Plots 26-28 Proposed Elevations P01  Gildas Avenue  41077-WOOD-GA-XX-DR-A-0001\_S4\_P02 - Gildas Avenue Demolition PlanA 41077-WOOD-GA-XX-DR-A-0002\_S4\_P04 - Gildas Avenue Proposed Site Layout  41077-WOOD-GA-XX-DR-A-0004\_S4\_P02 - Gildas Avenue Proposed Sections 1 of 5 P02 41077-WOOD-GA-XX-DR-A-0005\_S4\_P03 - Gildas Avenue Proposed Sections 2 of 5 P03 41077-WOOD-GA-XX-DR-A-0006\_S4\_P03 - Gildas Avenue Proposed Sections 3 of 5 P03 41077-WOOD-GA-XX-DR-A-0007\_S4\_P02 - Gildas Avenue Proposed Sections 4 of 5 P02 41077-WOOD-GA-XX-DR-A-0008\_S4\_P03 - Gildas Avenue Proposed Sections 5 of 5 P03  41077-WOOD-GA-B3A-DR-A-0001\_S4\_P01 - Plots 1-3\_29-31\_57-59\_61-66 Proposed Plans 1of2 P01  41077-WOOD-GA-B3A-DR-A-0002\_S4\_P01 - Plots 1-3\_29-31\_57-59\_61-66 Proposed Plans 2of2 P01  41077-WOOD-GA-B3A-DR-A-0003\_S4\_P01 - Plots 1-3 Proposed Elevations P01 41077-WOOD-GA-H5B-DR-A-0009\_S4\_P01 - Plots 4\_49 Proposed Plans P01  41077-WOOD-GA-H5B-DR-A-0002\_S4\_P01 - Plots 4\_49 Proposed Elevations P01  41077-WOOD-GA-B2J-DR-A-0001\_S4\_P01 - Plots 5-6\_10-11\_13-16\_37-38\_67-68 Proposed Plans P01  41077-WOOD-GA-B2J-DR-A-0004\_S4\_P01 - Plots 5-6\_13-16 Proposed Elevations P01  41077-WOOD-GA-H5B-DR-A-0010\_S4\_P01 - Plots 7\_21 Proposed Plans P01  41077-WOOD-GA-H4C-DR-A-0001\_S4\_P01 - Plots 8\_18\_20\_23\_28\_39 Proposed Plans P01  41077-WOOD-GA-H4C-DR-A-0002\_S4\_P01 - Plots 8\_18\_20\_23\_28\_39 Proposed Elevations P01  41077-WOOD-GA-H4B-DR-A-0001\_S4\_P01 - Plots 9\_12\_17\_19\_22\_36\_60 Proposed Plans P01  41077-WOOD-GA-H4B-DR-A-0002\_S4\_P01 - Plots 9\_12\_17\_19\_22\_36\_60 Proposed Elevations P01  41077-WOOD-GA-B2J-DR-A-0003\_S4\_P01 - Plots 10-11\_37-38 Proposed Elevations P01  41077-WOOD-GA-B4G-DR-A-0001\_S4\_P01 - Plots 24-27 Proposed Plans 1of2 P01  41077-WOOD-GA-B4G-DR-A-0002\_S4\_P01 - Plots 24-27 Proposed Plans 2of2 P01  41077-WOOD-GA-B4G-DR-A-0003\_S4\_P01 - Plots 24-27 Proposed Elevations 1of2 P01 41077-WOOD-GA-B4G-DR-A-0004\_S4\_P01 - Plots 24-27 Proposed Elevations 2of2 P01 41077-WOOD-GA-B3A-DR-A-0004\_S4\_P01 - Plots 29-31 Proposed Elevations P01 41077-WOOD-GA-B4A-DR-A-0001\_S4\_P01 - Plots 32-35 Proposed Plans 1of2 P01  41077-WOOD-GA-B4A-DR-A-0002\_S4\_P01 - Plots 32-35 Proposed Plans 2of2 P01  41077-WOOD-GA-B4A-DR-A-0003\_S4\_P01 - Plots 32-35 Proposed Elevations 1of2 P01 41077-WOOD-GA-B4A-DR-A-0004\_S4\_P01 - Plots 32-35 Proposed Elevations 2of2 P01 41077-WOOD-GA-H4A-DR-A-0001\_S4\_P01 - Plots 40\_54\_74 Proposed Plans P01  41077-WOOD-GA-H4A-DR-A-0002\_S4\_P01 - Plots 40\_54\_74 Proposed Elevations P01  41077-WOOD-GA-B2B-DR-A-0001\_S4\_P01 - Plots 41-42 Proposed Plans P01  41077-WOOD-GA-B2B-DR-A-0002\_S4\_P01 - Plots 41-42 Proposed Elevations P01 41077-WOOD-GA-B2K-DR-A-0001\_S4\_P01 - Plots 43-44 Proposed Plans P01  41077-WOOD-GA-B2K-DR-A-0002\_S4\_P01 - Plots 43-44 Proposed Elevations P01 41077-WOOD-GA-B4E-DR-A-0001\_S4\_P01 - Plots 45-48 Proposed Plans 1of2 P01  41077-WOOD-GA-B4E-DR-A-0002\_S4\_P01 - Plots 45-48 Proposed Plans 2of2 P01  41077-WOOD-GA-B4E-DR-A-0003\_S4\_P01 - Plots 45-48 Proposed Elevations 1of2 P01 41077-WOOD-GA-B4E-DR-A-0004\_S4\_P01 - Plots 45-48 Proposed Elevations 2of2 P01 41077-WOOD-GA-H5B-DR-A-0001\_S4\_P01 - Plots 50\_53 Proposed Plans P01  41077-WOOD-GA-H5B-DR-A-0005\_S4\_P01 - Plots 50\_53 Proposed Elevations P01 41077-WOOD-GA-B2C-DR-A-0001\_S4\_P01 - Plots 51-52 Proposed Plans P01  41077-WOOD-GA-B2C-DR-A-0002\_S4\_P01 - Plots 51-52 Proposed Elevations P01  ('the 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. |
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| 3 | Requires the scheme to be in accordance with the listed approved plans  The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers:  Gildas Avenue continued:  41077-WOOD-GA-H5B-DR-A-0006\_S4\_P01 - Plot 56 Proposed Plans P01  41077-WOOD-GA-H5B-DR-A-0004\_S4\_P01 - Plot 56 Proposed Elevations P01 41077-WOOD-GA-B3A-DR-A-0005\_S4\_P01 - Plots 57-59 Proposed Elevations P01 41077-WOOD-GA-B3A-DR-A-0006\_S4\_P01 - Plots 61-66 Proposed Elevations P01 41077-WOOD-GA-B2J-DR-A-0005\_S4\_P01 - Plots 67-68 Proposed Elevations P01 41077-WOOD-GA-B4D-DR-A-0001\_S4\_P01 - Plots 70-73 Proposed Plans 1of2 P01  41077-WOOD-GA-B4D-DR-A-0002\_S4\_P01 - Plots 70-73 Proposed Plans 2of2 P01  41077-WOOD-GA-B4D-DR-A-0003\_S4\_P01 - Plots 70-73 Proposed Elevations 1of2 P01 41077-WOOD-GA-B4D-DR-A-0004\_S4\_P01 - Plots 70-73 Proposed Elevations 2of2 P01  ('the 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. |
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| 4 | Non-standard - restricts implementation to BCC  The planning permission hereby granted shall only be implemented by Birmingham City Council or its appointed contractor.  Reason: In order to secure the satisfactory development of the application site and satisfactory provision of affordable homes in accordance with policy TP31 of the Birmingham Development Plan  2017. |
| 5 | 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 Policy Framework. |
| 6 | Requires all dwellings to be for Social Rent  All of the dwellings hereby approved shall be used only for the purpose of providing accommodation for Social Rent and shall be retained as Social Rented dwellings in perpetuity.  Reason: In order to secure the satisfactory provision of affordable housing on the application site in accordance with Policy TP31 of the Birmingham Development Plan 2017, the Council's Affordable Housing SPG and the National Planning Policy Framework. |
| 7 | Requires the prior submission of a phasing plan  No development shall take place (excluding demolition) until a phasing plan for the construction and implementation of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved phasing plan unless otherwise agreed in writing with 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 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. |



| 8 | Requires the prior submission of a construction method statement/management plan  No development shall take place on a particular phase of development, including any works of demolition , 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:   * the parking of vehicles of site operatives and visitors; * location of loading and unloading of plant and materials; * hours of demolition, construction and delivery; * storage of plant and materials used in constructing the development; * noise control devices; * delivery routeing; * the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; * 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 demolition and 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. |
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| 9 | Requires the prior submission of contamination remediation scheme on a phased basis  No development shall take place until the following components of a remediation scheme to deal with the risks associated with contamination of each phase for the intended use have been submitted to and approved, in writing, by the Local Planning Authority:  1) A preliminary risk assessment, which has identified:   * all previous uses * potential contaminants associated with those uses * a conceptual model of the site indicating sources, pathways and receptors * potentially unacceptable risks arising from contamination at the site.  1. 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. 2. An options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken, timetable of works and site management procedures. 3. 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 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. |



| 10 | Requires the submission of a contaminated land verification report  Prior to occupation of a phase of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy for that phase 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. |
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| 11 | Secures noise and vibration levels for habitable rooms  The proposed development shall be designed 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) and the NPPF. No development shall take place on a particular phase of development (excluding demolition) until a noise assessment has been undertaken to demonstrate that the development meets  the requirements. 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 (if any of the properties fall within 30 metres of a rail line, a rail traffic vibration assessment shall be undertaken to ascertain the peak particle velocity from train pass bys).  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 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. |
| 12 | No development shall take place on a particular phase of development until a surface water drainage scheme for the phase, 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 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. |
| 13 | Requires the submission prior to occupation of the properties of a Sustainable Drainage Assessment and Sustainable Drainage Operation and Maintenance Plan  No building or use hereby permitted on a particular phase of development shall be occupied or the use commenced until the sustainable drainage for the development has been completed in accordance with the approved Sustainable Drainage Assessment. The approved drainage system shall be operated and maintained thereafter in accordance with the approved agreement with the adopting party and the approved Sustainable Drainage Operation and Maintenance Plan.  Reason: To ensure there is no increase in risk of flooding, improve and protect water quality, improve habitat and amenity, ensure that sustainable drainage principles are upheld in the design and implementation of the strategy and ensure the future operation and maintenance of the drainage system will be in accordance with the National Planning Policy Framework (including ministerial statement 18th December 2014), Policy TP6 of the Birmingham Development Plan 2017, Sustainable Drainage - Birmingham City Council Guide to Design, Adoption and Maintenance and Sustainable  Management of Urban Rivers and Floodplains SPD. |



| 14 | Requires the prior submission of earthworks details in a phased manner  No development shall take place (excluding demolition) until details of earthworks for each phase of development have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the finished levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be implemented in accordance with the approved details and thereafter maintained. The works shall be implemented prior to occupation of any part of the development. Any amendments to the approved details shall be 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 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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| 15 | Requires the prior submission of a construction ecological mitigation plan on a phased basis  No development shall take place on a particular phase of development until an Ecological Mitigation Plan for Construction for that phase of development has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include:   * An appropriate scale plan showing "Wildlife Protection Zones" where construction activities are restricted and where protective measures will b installed or implemented. * Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction. * A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed.   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 the interests of nature conservation in accordance with Policy TP8 of the Birmingham Development Plan 2017, the National Planning Policy Framework and the  Nature Conservation Strategy for Birmingham SPG. |
| 16 | Requires the submission of a scheme for ecological/biodiversity/enhancement measures  An Ecological Enhancement Strategy, based on the recommendations contained in the Preliminary Ecological Appraisal dated October 2020 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. |
| 17 | Requires the prior submission of details of bird/bat boxes  No development shall take place (excluding demolition) 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: 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 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. |



| 18 | No commencement until pre-commencement tree meeting held  No development shall take place on any particular phase of the development until a pre- commencement site meeting to discuss the approved details of working procedures and tree protection for that phase of the development has been held and attended by the persons listed in this condition and until agreement has been provided, in writing by the local authority arboricultural officer, that all tree protection measures have been installed in accordance with the approved tree protection plan.  List of persons:  Site foreman/manager or their representative The developer's arboricultural consultant  The Local Authority Arboricultural Officer  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 Policies PG3 and TP7 of the Birmingham Development Plan 2017  and the National Planning Policy Framework. |
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| 19 | 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:   * A scaled plan 1:100 showing all existing vegetation and landscape features to be retained and 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 on 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.   * Location, type and materials to be used for hard landscaping including specifications, where applicable for:  1. permeable paving 2. tree pit design - indicating root available soil volumes and matched to species demands at mature size. 3. underground modular systems 4. Sustainable urban drainage integration 5. use within tree Root Protection Areas (RPAs)  * Specifications for operations associated with plant establishment and maintenance that are compliant with best practise. * Types and dimensions of all boundary treatments " proposed finished levels or contours, * minor artefacts and structures, * proposed and existing functional services above and below ground.   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. |
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| 20 | Requires the submission of hard surfacing materials  Details of the materials to be used for hard and paved surfacing 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 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. |



| 21 | Requires the submission of boundary treatment details in a phased manner  Details of the proposed boundary treatment of the site for each phase of development 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. |
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| 22 | 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. |
| 23 | Arboricultural Method Statement and Tree Protection Plan - Implementation  The development shall be undertaken and maintained in accordance with the submitted Arboricultural Method Statement and Appendix 1- Tree Protection Plan produced by Amenity Tree Care Ltd, dated 29.01.2021 ref. 9175 AMS Wood Kings Norton.  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. |
| 24 | Requires tree pruning protection  All tree work shall be carried out in accordance with British Standard BS3998 'Recommendations for Tree Work' (2010 and any subsequent edition).  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. |
| 25 | 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.  Reason: To ensure a high quality of external environment, to complement the development proposals, and to protect and reinforce local character in accordance with Policy PG3 of the Birmingham Development Plan 2017, saved Paragraph 3.14 of the Birmingham UDP 2005, Places for All SPG,  Lighting Places SPD and the National Planning Policy Framework. |
| 26 | 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 Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework. |



| 27 | Requires specific architectural details to be provided  The following architectural details shall be submitted to and approved in writing by the Local Planning Authority prior to commencing construction of the building to which they relate:  Proportions, materials and detailing of windows, external doors, building facades, roof and rainwater goods.  The development shall be implemented in accordance with the details approved 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. |
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| 28 | Requires pedestrian visibility splays to be provided  A pedestrian visibility splay of 3.3 metres by 3.3 metres by 0.6 metres shall be incorporated at each access point before the access points are 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. |

Date: Thursday 4th March 2021

*Ian J. MacLeod*

Ian MacLeod, Director – Inclusive Growth (Acting)

P.O. BOX 28, Birmingham B1 1TU

# Please note

**This is not a building regulation approval**

| INFORMATIVE NOTE(S) (if any) |
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| In arriving at this decision, Birmingham City Council has endeavoured to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38. |
| 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  Please ensure that you visit the following link before commencing any development: <http://www.water.org.uk/home/policy/publications/archive/industry-guidance/national-guidance-> document/national-guidance-document-on-water-for-ffg-final.pdf  For further information please contact the West Midlands Fire Service Water Office at [water.officer@wmfs.net](mailto:water.officer@wmfs.net) |

If you want to appeal this decision and to use the inquiry procedure, you now need to tell us, and the Planning Inspectorate, at least 10 working days in advance of appeal submission by emailing [inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk) and [planning.appeals@birmingham.gov.uk](mailto:planning.appeals@birmingham.gov.uk) of your intention. More information on this and a template to attach to your email can be found at https://[www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal](http://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal)

