

Suggested Conditions

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 the following plans hereby approved :

- 844-D5A-00-00-DR-A-0002-Site_Location_Plan-A3-P01
- 844-D5A-00-00-DR-A-1001-Site_Ground_Floor_proposed-A3-C03
- 844-D5A-00-00-DR-A-9401-Landscaping_Plan-A3-C01
- 844-D5A-00-00-DR-A-0301-Block_A-Ground_Floor_Plan-A3-C04
- 844-D5A-00-01-DR-A-0301-Block_A_First_Floor_Proposed-A3-C04
- 844-D5A-00-02-DR-A-0301-Block_A_Second_Floor_Proposed-A3-C04
- 844-D5A-00-03-DR-A-0301-Block_A_Third_Floor_Proposed-S3-C03
- 844-D5A-00-04-DR-A-0301-Block_A_Fourth_Floor_Proposed-S3-C03
- 844-D5A-00-05-DR-A-0301-Block_A_Roof_Level_Proposed-A3-C04
- 844-D5A-00-RF-DR-A-0301-Block_A_Roof_Floor_Plan_Proposed-A3-C02
- 844-D5A-00-ZZ-DR-A-0411-Block_A_Elevations_1_2-A3-C04
- 844-D5A-00-ZZ-DR-A-0412-Block_A_Elevations_3_4-A3-C04
- 844-D5A-00-00-DR-A-0302-Block_B_Ground_Floor_Proposed-A3-C03
- 844-D5A-00-01-DR-A-0302-Block_B_First_Floor_Proposed-A3-C03
- 844-D5A-00-02-DR-A-0302-Block_B_Second_Floor_Proposed-A3-C03
- 844-D5A-00-03-DR-A-0302-Block_B_Roof_Level_Proposed-A3-C03
- 844-D5A-00-RF-DR-A-0302-Block_B_Proposed_Roof-A3-C02
- 844-D5A-00-ZZ-DR-A-0421-Block_B_Elevations_5_6-A3-C03
- 844-D5A-00-ZZ-DR-A-0422-Block_B_Elevations_7_8-A3-C03
- 844-D5A-00-ZZ-DR-A-3101-Bay_Study_1-A3-C02
- 844-D5A-00-ZZ-DR-A-3102-Bay_Study_2-A3-C02

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, Implement within 3 years

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.

3, Requires the submission of sample materials

Samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their use. For the avoidance of doubt the materials submitted shall include:

- Masonry;
- Windows;
- Joinery (soffits, eaves, bargeboards, canopies);
- Rainwater goods;
- Roofing;
- Flashing;

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.

4, Requires the prior submission of a sustainable drainage scheme

No development (excluding demolition) 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 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.

5, Requires the submission prior to occupation of the properties of a Sustainable Drainage Assessment and Sustainable Drainage Operation and Maintenance Plan

No building hereby permitted shall be occupied 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.

6, 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 the first occupation of any part of the development 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.

7, Requires the submission of a lighting scheme

The development hereby approved shall not be occupied until a detailed lighting scheme 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 first 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 and the National Planning Policy Framework.

8, Requires the prior submission of a contamination remediation scheme

No development (excluding demolition) 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:

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) 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.
 - 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 will require the prior 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 to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the NPPF

9, 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

10, Requires the submission of a scheme for ecological/biodiversity/enhancement measures

An Ecological Enhancement Strategy, shall be submitted to and approved in writing by the Local Planning Authority. The ecological enhancement measures shall be agreed with the Local Planning Authority prior to their implementation, with all measures to be completed prior to the first occupation of any part of the development. 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.

11, Requires the prior submission of level details

No development shall take place (excluding demolition) until details of finished site and ground floor levels in relation to the existing site levels, adjoining and opposing land and buildings on High Street and Harborne Park Road 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: 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.

12, Requires the submission of hard and soft landscape details

Details of hard and soft landscape works, shall be submitted to and approved in writing by the Local Planning Authority. The hard and soft landscape works shall be agreed with the Local Planning Authority prior to their implementation, with all measures to be completed prior to the first occupation of any part of the development hereby 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 first 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.

14, Requires the submission of boundary treatment details

Notwithstanding the details shown on plans 844-D5A-00-00-DR-A-1001-Site_Ground_Floor_proposed-A3-C03 and 844-D5A-00-00-DR-A-9401-Landscaping_Plan-A3-C01, the final positioning of the boundaries for the private amenity spaces is not approved.

Details of the proposed boundary treatment of and within 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 the first occupation of any part of the development 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.

15, 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, 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 all landscaped areas shall be maintained in accordance with that plan

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 and the National Planning Policy Framework.

16, Requires the provision of cycle parking prior to occupation

The covered bicycle storage spaces shown on drawing number 844-D5A-00-00-DR-A-0101 Rev C03 shall be provided before the first occupation of any part of the development hereby and shall thereafter be retained and made available at all times for that purpose.

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.

17, Provision of electric vehicle charging points (EVCP)

Each parking space shall be provided with an electric vehicle charging point prior to first occupation and retained thereafter.

Reason: In order to secure the satisfactory development of the application site in accordance with Policy TP5 of the Birmingham Development Plan, The Birmingham Parking Standards SPD and the National Planning Policy Framework

18, Requires the prior submission of a construction method statement/management plan

No development shall take place, 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/delivery

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 dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

19, Requires pedestrian visibility splays to be provided

A pedestrian visibility splay of 3.3m by 3.3m by 600mm high shall be incorporated at the access point off Harborne Park Road before the access point is first used and thereafter this shall be 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.

20, Requires gates to be set back

Any gates provided to the development access off Harborne Park Road shall be set back at a distance of 5m from the edge of the carriageway of the adjoining highway and thereafter shall be maintained in that position.

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.

21, Noise Insulation Scheme

Prior to the first occupation of any part of the development hereby approved, a scheme of noise insulation shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter to ensure that all windows, any other glazed areas and external doors to habitable

rooms on the Harborne Park Road and High Street elevations shall provide a weighted sound reduction index(Rw+Ctr) of at least 45dB and on all other elevations a weighted sound reduction index (Rw+Ctr) of 32dB. Any ventilation to the Harborne Park Road and High Street elevations is to be means of mechanical vent compliant with NR25 (Leq). Passive ventilation to all other facades is to achieve a weighted element normalised level difference (Dne,w+Ctr) of at least 32dB.

Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the NPPF.

22, Demolition Method Plan

No demolition shall take place until a demolition 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 statement shall provide for:

- assessing and dealing with hazardous materials;
- integration with the contaminated land remediation strategy;
- loading and unloading of plant and materials (including location);
- demolition hours;
- noise control methodologies;
- 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 demolition; and
- a scheme for the recycling/disposing of waste resulting from demolition.

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.

23, Requires the submission of a Car Park Management Plan

The development hereby approved shall not be occupied until a Car Park Management Plan for the two disabled parking bays has been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall include measures to protect the disabled car parking bays from misuse to ensure their availability for their intended purpose. The Car Park Management Plan shall be implemented in accordance with the approved details throughout the lifetime of the development.

Reason: To ensure that the operational needs of the development are met in terms of parking provision, disabled parking provision and provision for people with disabilities in accordance with Policy PG3 and Policy DM15 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

24, Requires the submission of a Refuse Management Plan

The development hereby approved shall not be occupied until a Refuse Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Refuse Management Plan shall provide details of the management of waste and recycling, including its on-site storage and collection arrangements. The Refuse Management Plan shall be implemented in accordance with the approved details throughout the lifetime of the development.

Reason: To ensure that there would be no unacceptable adverse impacts on the amenity of occupiers of the development in accordance with Policy DM2 of the Development Management in Birmingham DPD and the National Planning Policy Framework.