

# DECISION DOCUMENT

**APPLICATION NUMBER: 2017/02934/PA**

## TOWN AND COUNTRY PLANNING ACT 1990

### APPLICANT

Birmingham City Council  
Economy Directorate  
1 Lancaster Circus Queensway  
Birmingham  
B4 7DJ

### AGENT (if used)

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

Reconfiguration of existing car parking layout, totem structures and landscaping.

at

Stechford Retail Park, Flaxley Parkway, Stechford, Birmingham, B33 9AN

### Conditions that affect this development or use

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- 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 80301 PL01 date 14.06.17 and CA-02709\_S1\_042 Revision B ('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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  - 2 Provision of hard and/or soft landscape details  
The landscaping details as shown on drawing no. 80301 PL01 date 14.06.17 shall be implemented in accordance with the approved details and shall be implemented prior to the occupation of any part of the development or in accordance with the 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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  - 3 Provision of boundary treatment details  
The provision of boundary treatment details and entrance totem signage as shown to be retained and relocated on drawing no. CA-02709\_S1\_042 Revision B shall be implemented prior to full occupation of the retail park's western (Currys/Argos/McDonalds) car park 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.

- 4 Requires the submission of cycle storage details within 6 months of approval  
Within 6 months of approval details for the provision of secure, covered storage for cycles shall be submitted to and approved in writing by the Local Planning Authority. Provision shall thereafter be implemented and maintained in accordance with the approved details.  
Reason: In order to secure the satisfactory development of the application site in the interests of highway safety sustainable travel options, in accordance with Policies PG3, TP40 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
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- 5 Requires the submission of a car park management plan for parent and child spaces and disabled spaces within 6 months of approval  
Within 6 months of approval a scheme for the management of parent and child parking spaces and parking spaces for people with disabilities, to ensure that increased provision of such spaces is provided and measures to ensure that they are only occupied by authorised persons, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plan and thereafter maintained.  
Reason: In order to secure the satisfactory provision of facilities and access in accordance with Policy PG3 of the Birmingham Development Plan 2017, Places for All SPD and the National Planning Policy Framework.
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- 6 Provision of designated electric vehicle charging points  
Within 6 months of approval details for the provision of electric vehicle charging points shall be submitted to the Local Planning Authority and approved in writing. The details shall include the location and total number of designated parking spaces to be provided along with the technical specification of the charging points to be installed. The approved designation shall be implemented in full and thereafter maintained.  
Reason: In order to secure the satisfactory development of the application site in accordance with Policy TP43 of the Birmingham Development Plan and the National Planning Policy Framework.
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- 7 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.

Date: Thursday 6th July 2017



Waheed Nazir, Corporate Director, Economy

P.O. BOX 28, Birmingham B1 1TU

**Please note  
This is not a building regulation approval**

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

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)

APPROVAL