
**TOWN & COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)**

Application No. : **NMA/2022/2523**
Registered on : **15/09/2022**

Site at : **City Centre South**

Description of Proposed Non-Material Amendments : Non-material amendment to OUT/2020/2876 to amend the wording of the original description of development to include the removal of defined quantitative development parameters and reference to the Parameters Plans Document for layout and scale and transpose these into new / amended planning conditions, to vary condition 2 to refer to all reserved matters, and to vary Condition 7 (vi) (energy assessment) and Condition 9 (noise and vibration) to change the trigger points and add an individual demolition plan condition.

Delegated Decision on 11/10/2022

The City Council is of the opinion that the amendments described above and set out in the documentation listed below would not constitute a material change or departure to the development approved under planning permission ref. OUT/2020/2876 determined on 27/01/2022 and therefore you are not required to submit a new planning application for permission in order to make these changes to the description and listed conditions of the approved scheme.

For the avoidance of doubt:

The original description of development for OUT/2020/2876 is amended to read as follows:

Hybrid planning application for: Full application: A. Full Application for removal of bridge link between Coventry Market roof top car park and roof top parking

over existing retail units on Market Way and associated reinstatement works to roof top car park surface and balustrade, removal of existing Coventry Market basement ramp from Rover Road and associated infilling and reinstatement works, works to retaining wall to northeast of Coventry Market, removal of existing pedestrian ramp into Coventry Market off Rover Road, creation of new Coventry Market basement ramp from Queen Victoria Road and associated works to Coventry Market basement, and removal and relocation of William Mitchell mural from front elevation of the former Three Tuns Public House building in Bull Yard; Outline application: B. For part of the site for the demolition of existing buildings and redevelopment of the land for mixed uses, including details of the layout of new development, with details of scale, access, appearance and landscaping reserved; and C. For part of the site for the demolition of existing buildings and the redevelopment of the land for mixed use, with details of access, layout, scale, appearance and landscaping reserved. The scheme comprises a mixed use redevelopment for residential units (Class C3), a hotel (Class C1), mixed-use non-residential floorspace including Class E Commercial, Business and Service uses, Class F.1 Learning and Non-Residential Institutions, and Sui Generis Pub or Drinking Establishment / Hot Food Takeaway / Cinema uses, hard and soft landscaping and new public open spaces including sustainable urban drainage systems, car parking provision and formation of new pedestrian and vehicular access and stopping up of existing highway.

Variation of Condition 1:

For the phased approval of Reserved Matters where scale, appearance, access and landscaping are reserved, (for those locations shown in the Parameters Plans Document March 2021 Revision B), details of the following Reserved Matters for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that phase (save demolition or ground works) and the development shall be carried out in full accordance with those reserved matters as approved:

- a) Scale;
- b) Appearance of buildings;
- c) Means of access to the buildings and site;
- d) Landscaping of the site.

Reason: To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015).

Variation of condition 2:

For the phased approval of Reserved Matters where layout, scale, appearance, access and landscaping are reserved, details of the following Reserved Matters

for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that phase (save demolition or ground works) and the development shall be carried out in full accordance with those reserved matters as approved:

- a) Layout;
- b) Scale;
- c) Appearance of buildings;
- d) Means of access to the buildings and site;
- e) Landscaping of the site.

Reason: To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015).

Variation of condition 7:

The reserved matters to be submitted in accordance with condition 1 and condition 2 shall include:-a phasing programme for the demolition, construction and implementation of the development shall be submitted to and approved in writing by the Local Planning Authority, which shall include:(i) Details of the precise location and extent of individual development phases.(ii) The extent of development within each phase and a description of the intended timing of the development and completion of each phase.(iii) Permanent and temporary access arrangements to serve each phase of the development.(iv) Any interim surface or boundary details relating to each phase of the development.(v) Details of the access into each site, car and cycle parking areas, delivery van parking areas, bin storage and all associated manoeuvring space to be provided. All details shall be carried out as approved.

Reason: To ensure a satisfactory standard of development within each phase and in the interests of visual and residential amenity in accordance with Policies DS3, DS4, DE1, AC1, AC2, AC4 and EM2 of the Coventry Local Plan 2016.

Variation of Condition 9:

Prior to commencement of each phase of the development (excluding any demolition or preparatory works) details of a scheme for works to minimise the transmission of noise and vibration through the party wall(s) and ceiling(s) between residential and commercial properties (in accordance with British Standard 8233 - Sound Insulation and Noise Reduction for Buildings) shall be submitted to and approved in writing by the Local Planning Authority. All details shall be carried out as approved.



Reason: To protect the amenities of future occupiers from commercial noise and general disturbance in accordance with Policies DS3 and H3 of the Coventry Local Plan 2016.

New condition 50:

The Development shall not exceed the following maximum quantitative parameters for the uses defined:

- a) More than 1,300 residential units.
- b) More than 150 hotel rooms.
- c) More than 37,500 sqm of mixed-use non-residential floorspace including Class E Commercial, Business and Service uses, Class F.1 Learning and Non-Residential Institutions, and Sui Generis Pub or Drinking Establishment / Hot Food Takeaway / Cinema uses.

Reason: For the avoidance of doubt and in the interests of proper planning.

New condition 51:

Demolition within the areas subject to the outline components of this permission can only take place within the extents shown on Parameter Plans - Demolition/Retention Boundaries 0410 Rev 00.

Reason: For the avoidance of doubt and in the interests of proper planning.

New condition 52:

Prior to commencement of each phase of the development (excluding any demolition or preparatory works) an energy assessment detailing energy efficiency, renewable energy generation and water conservation measures to be put in place in respect of buildings in that phase shall be submitted to and approved in writing by the Local Planning Authority. All details shall be carried out as approved.

Reason: To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2016.

INFORMATIVE

For the avoidance of doubt, this decision relates to the following drawings, letters or associated documentation that may have been submitted with the application: Application form dated 15/09/22.



NMA/2022/2523

A handwritten signature in black ink, appearing to read "Rob Back".

Rob Back
Strategic Lead for Planning