
Committee Date:	05/03/2015	Application Number:	2014/09468/PA
Accepted:	19/12/2014	Application Type:	Full Planning
Target Date:	20/03/2015		
Ward:	Aston		

Land at Legge Street/Bagot Street/Moland Street, City Centre, Birmingham, B4

Demolition of existing building and erection of a mixed use building of between 4-10 storeys to provide student accommodation comprising 534 bed spaces (sui generis) with ancillary supporting communal facilities and an A1 retail unit

Applicant: Unicity XXV Birmingham 2 SARL
c/o Agent
Agent: Savills UK Ltd
Innovation Court, 121 Edmund Street, Birmingham, B3 2HJ

Recommendation

Approve Subject To A Section 106 Legal Agreement

1. Proposal

- 1.1. The application proposes the demolition of the existing 4 storey building on the application site known as Charter House and the erection of a replacement building of between 4 -10 storeys. The new building would provide 534 student bed spaces in the form of 3, 4, 5 or 6 cluster bedrooms each with a communal lounge/kitchen. The bedrooms would vary in size between 15-18 square metres apart from 5 rooms which would be between 18 - 27 square metres to enable them to be suitable for wheelchair bound students. In addition to the cluster bedrooms the development also includes a management suite, common room, fitness suite, cycle store and an A1 retail unit of 326 square metres.
- 1.2. The development has been designed in the form of a perimeter block arranged around a central landscaped courtyard. On the Moland Street frontage the site lies opposite the Listed Newhall Pen Works and here the building would be 4 storeys at its lowest point at the southern end of the site increasing to 5 storeys at the northern edge. It would then step up in height to 8 storeys fronting Bagot Street and to 10 storeys fronting Legge Street and Corporation Street. At its lowest point the building would be 14.5 metres high increasing to 32.2 metres at its highest point. The southern wing of the building is set slightly back from the site boundary to allow two small landscaped areas to be provided adjacent to an adjacent parking area and petrol filling station. This section of the building would also be provided with a green roof.
- 1.3. There is about a storey difference in height across the site with the lowest part being on Moland Street where it is proposed to provide the retail unit, management suite, reception area and entrance into the courtyard at ground floor level. On the Bagot Street frontage the common room is provided on the ground floor, together with a

laundrette and fitness suite. On the Legge Street frontage the accommodation would be either in a semi basement or below ground level and is therefore used to provide cycle and bin storage.

- 1.4 The design of the building breaks the structure into a number of linked blocks which would be built from brick with full height windows set into deep reveals in a regular pattern to respond to the architectural language of the listed Newhall Pen Works. The windows would be linked to give a vertical appearance against the horizontal emphasis of the brickwork. On the ground floor the treatment would be mainly glazing to the communal uses and retail unit. On the Legge Street frontage it is proposed that student accommodation occupies the ground floor and therefore the building would be set back by using a colonnade to deter direct views in. The building will be very visible from views into and out of the city on the A38 Corporation Street. Therefore on this frontage there would be increased pronouncement of windows and the building also curves around this frontage to meet the expressway and create a focal frontage.
- 1.5 The materials proposed are based on a vernacular bricks of differing shades used in a hierarchy of primary and secondary materials. The windows would have dark aluminium frames.
- 1.6 The main entrance into the development would be from Moland Street opposite the Listed Pen Works. It is not proposed to provide any on-site parking so that the courtyard area can be used solely as an amenity space. Disabled persons using a car would be able to make use of the on street disabled parking spaces that are already in place on adjoining streets. Provision has been made for 27 cycle spaces based on the applicants experience with other the student accommodation schemes they currently manage.
- 1.7 The application has been supported by a Design and Access Statement, Planning Statement, Heritage Statement, Statement of Student Need, Geotechnical Environmental Report, Noise Study, Air Quality Assessment, Transport Statement, Landscape Design Statement, Drainage Statement and Student Management Plan.

[Site Plan](#)

[Lower Ground Floor Plan](#)

[Upper Ground Floor Plan](#)

[Legge Street Elevations](#)

[Bagot Street Elevations](#)

[Moland Street Elevations](#)

[Courtyard Elevations](#)

2. Site & Surroundings

- 2.1. The application site covers 0.3 ha and is a broadly of a rectangular shape bound by Bagot Street to the north, Legge Street to the east, an existing petrol filling station and the A38 Corporation Street to the south and Moland Street to the west. It is currently occupied by a vacant 3/4 storey flat roofed building known as Charter House which originally housed the head office of Edgar Vaughan specialist oils. The

existing building is predominantly of brick but has a two story side extension facing Moland Street which is of green corrugated cladding.

- 2.2. The building sits at the back of pavement on Legge Street and Bagot Street with the remainder of the site providing two areas of car parking. Most of the car parking lies on an upper level to the south of the building accessed from Legge Street and Moland Street. The other parking area is at a lower level fronting Moland Street. .
- 2.3. The surrounding area mainly comprises of student accommodation including a conversion of the former Grade II listed Newhall Pen Works on Moland Street (now known as Studios Fifty One). There is a more recent 10 storey building to the south of the former Pen Works and nearby are a number of other student accommodation schemes fronting Corporation Street, Staniforth Street and Bagot Street. To the north of the site are smaller scale commercial uses and on the opposite side of the A38 lies the Aston University Campus.

[Site Location](#)

[Street View](#)

3. [Planning History](#)

- 3.1. There is no recent planning history apart from applications for signage on the building.

4. [Consultation/PP Responses](#)

- 4.1. Transportation – No objections subject to conditions relating to provision of a travel Plan covering term start/finish drop-off and pick-up, affiliation to Travelwise, production of a demolition/construction management plan, provision of cycle storage and Section 278 agreement to secure removal of redundant footway crossings to BCC specification at the applicant's expense. They also comment that previous schemes in the area have contributed towards off- site improvements such as improved lighting, Citywatch CCTV and public realm measures such as paving alterations
- 4.2. Regulatory Services – No objection subject to conditions requiring a site investigation, provision of sound insulation, measures to deal with the poor air quality, limit on noise from any plant and machinery, restriction on opening and delivery hours of the retail unit.
- 4.3. Severn Trent Water – No objection subject to a drainage condition being imposed.
- 4.4. West Midlands Police – No objections but have the following comments:-
 - A management plan is needed to address the impact of 534 students dropping off and collecting their belongings at the start and end of the academic year.
 - Recommend that there are access controls and permanent staff is employed to provide a deterrent to anyone attempting to gain unauthorised access the site.
 - Recommends CCTV is provided for the site and an appropriate lighting scheme
 - Requests the standards in the Secured by Design 'New Homes 2014' are followed
 - The retail unit should be the subject of an intruder alarm and CCTV.
 - Concerned about possible misuse of recessed areas adjacent to the public domain.

- 4.5 Conservation and Heritage Panel – The application was considered at the panel on 9 February 2015 meeting. Panel members raised several queries including whether the existing building could be retained and that the heritage statement did not mention non-designated heritage assets. They also questioned the use of grey coloured bricks. Overall the panel concluded that:-
- The design of the building was supported and the use of a curved design to address the site corners was welcomed.
 - It was considered that the massing of the building was well thought out and respected the scale and setting of the listed Pen Works
 - Would prefer the building to be built from red rather than grey coloured bricks
- 4.5 Ward Councillors, MP, residents associations and Aston and Birmingham City Universities notified of the application and site/press notices displayed. Four letters received including one from Aston University objecting to the development on the following grounds:-
- There is no demonstrated need for the proposed development as required by the draft Birmingham City Development Plan Policy TP32 and the application is therefore in conflict with this guidance:
 - The student numbers assumed in the Student Accommodation Market Report fail to demonstrate a need for additional purpose-built student accommodation in the City or in the proposed location. It does not provide the Council with a factual and needs-based case to rely on. The assumption that all full-time students contribute to a demand pool for student accommodation is fundamentally flawed.
 - The effective demand pool for student accommodation is significantly less than that shown and based on the national average student:- bed ratio.
 - There is an oversupply of purpose-built student accommodation in the area surrounding Aston University relative to the number of students who could demand it. This is likely to continue into the future, even given the migration of BCU students to the City Centre, as a result of the high levels of current supply, new bed spaces already under construction and the high numbers of other approved bed spaces in the pipeline.
 - The Student Accommodation Market Report fails to recognise the distribution of student demand across the city and the location of respective institutions. Any future purpose-built development in Birmingham should be focussed around the University of Birmingham, given the identified lack of supply currently available in this area.
 - The proposed development will result in a bulky form of development that will overwhelm the existing listing building and be dominant in the street scene. It will have a negative impact on the setting of the adjacent listed building.
 - The application proposes 534 student bedrooms with no car parking spaces contrary to Birmingham Car Parking Guidelines which identifies a requirement of 1 parking space per 10 student bedrooms or 54 spaces for a development of this size. It is likely that a high proportion of residents would study elsewhere placing additional pressure on private transport.
 - Only 27 cycle spaces are proposed, compared to Birmingham City Council's requirement for 134 spaces for a student accommodation development of this size.
 - The development fails to provide the facilities necessary to support the significant student population proposed.
- 4.6 The three other letters received raise the following objections-

- Push Bikes Birmingham object to BCC Highways Officers allowing a development that ignores BCC's requirements for cycle parking provision.
- Birmingham is a city with several different local centres and destinations and the lack of cycle provision ignores many other trips that the students may be taking: visiting friends and family; travelling to part-time jobs and travelling to educational institutions that are not in the city centre.
- BCC's Birmingham Cycle Revolution is developing a network of cycle routes radiating out from the city centre, and it is credible to believe that this network will enable students living in the city centre to use cycles to access the rest of Birmingham.
- The suggestion that, if demand requires it, the cycle parking can be doubled (from 27 to 54 spaces), out of the 133 spaces that BCC cycle parking standards require) is wholly improbable.
- The shortfall of cycle spaces is likely to lead to bikes being stored in corridors, hallways, and bedrooms.
- It is important the proposals encourage students to switch to sustainable transport, or Birmingham will remain a hopelessly congested city with illegal levels of pollution. It is a great form of exercise.
- This design of the building is worse than one it seeks to replace and the white colour will get dirty
- Recommends that the existing building is retained and extend on top in a more modern material like glass.

5. Policy Context

- 5.1. Birmingham Unitary Development Plan (2005), Submitted Birmingham Development Plan , Birmingham Big City Plan; National Planning Policy Framework, Regeneration through Conservation – Birmingham Conservation Strategy SPG; Places for All SPG, Places for Living SPG; Specific Needs Housing SPG.

6. Planning Considerations

- 6.1. The main issues are considered to be whether the provision of student accommodation in this location is acceptable in principle and is so whether the design and scale of the building proposed is appropriate and has regard to the setting the impact on the Listed Newhall Pen Works. Also to be considered is whether the proposed lack of car parking and limited cycle parking proposed are acceptable.

6.2 **Principle of the Use**

- 6.3 There is no specific policy relating to provision of student accommodation in the adopted UDP. The public examination into the Birmingham Development Plan 2031 has recently taken place and the Inspectors report is expected later this year. Although not adopted, weight should be given to the policies within the Draft BDP, and Policy TP32 refers specifically to student housing. It states that proposals for off campus provision will be considered favourably where:-
- There is a demonstrated need for the development.
 - The proposed development is very well located in relation to the educational establishment that it is to serve and to the local facilities which will serve it, by means of walking, cycling and public transport.
 - The proposed development will not have an unacceptable impact on the local neighbourhood and residential amenity.

- The scale, massing and architecture of the development are appropriate for the location.
 - The design and layout of the accommodation together with the associated facilities provided will create a positive living experience.
- 6.4 One of the aims of this policy is stated to be that the City Council wishes to ensure that there is a sufficient supply of good quality accommodation which meets the needs of all members of the student community which is provided in a suitable and sustainable location, is well designed and provides a high quality living experience in attractive buildings which enhance the local area. In addition student households are in Government household projections and as such are included in the City's housing requirement where the accommodation provided is self-contained studios apartments or clusters.
- 6.5 Although Policy TP32 has less weight than an adopted policy the applicants have submitted a Student Accommodation Market report which concludes that in Birmingham the five main higher education providers in the City account for about 56,385 full time students. They calculate that there are around 17,405 existing purpose built student bed spaces available representing 31% of full time students. If the number of student beds with planning permission are also taken into account this would deliver a further 9,036 rooms representing a provision at 26,441 or 47%. They further comment that site is well located to the City's Higher Education campuses being a short distance to Aston University, BCU, The College of Music and University of Law and that it has excellent connectivity in relation to local amenities and transport connections.
- 6.6 The applicants also make the following points in support of the application-
- Occupancy rates of purpose built accommodation is high (for example the Pen Works and Studio 51 located opposite the site have had 100% occupancy rates over the last two years)
 - There are waiting lists for some developments
 - There are increasing concerns about the impact of concentrated student numbers within traditional residential areas
 - There remains need for accommodation from institutions other than Aston
 - Students are demanding choice in high quality accommodation
 - Student accommodation contributes towards meeting identified housing need
- 6.6 The conclusions provided in the applicants student need report are disputed by Aston University and they have commissioned their own assessment of need. This contends that there is no significant shortfall in purpose-built student accommodation in Birmingham and the applicants report is misleading as it assumes there is a requirement for a bed space from every full-time student studying in the City. In reality a significant proportion of students already live within the West Midlands or are studying on a sandwich course with a year spent elsewhere in the private sector. They estimate that around 35,220 full-time students based at Birmingham higher education institutions are likely to have a firm requirement for accommodation and therefore the applicant's market demand figure of 56,385 significantly overstates the demand by around 46%. They further calculate that supply of purpose built rooms is 18,055 and therefore they consider there is a healthy ratio of 2 students per room. . However they point out that planning permission exists for a further 9,000 rooms and if only half of these bed spaces were developed and demand remained constant, this would change the ratio to 1.6 students for each room a potentially unhealthy position.

- 6.7 They also contend that location and proximity to each university is a key factor in the attractiveness of accommodation blocks and that in the Aston area there is already a very significant supply of purpose-built student accommodation with 7,155 bed spaces within a mile radius of Aston University for 7,915 students a ratio of 1:1 beds for each student. Planning permission has been granted for a further 3,200 rooms in the immediate area and whilst they will all be developed this could potentially increase total supply in the area to 10,355. They therefore argue that there is likely to be a high level of oversupply in the Aston area especially given the large number of schemes granted planning permission and under construction. The consultants consider the surplus demand for purpose built accommodation lies not in the City Centre, but in the suburbs around the University of Birmingham.
- 6.8 The need for additional student accommodation is therefore a matter of dispute. However even if the objectors lower need figure of 32,220 student rooms is accepted together with their current supply figure of 18,055 rooms there is still a shortfall. In addition if all the 9,000 student bed spaces with planning permission were also developed there would still be a shortfall of over 5,000 purpose built student rooms. It is acknowledged that there are a significant number of student rooms available within a mile of the application site however it has to be borne in mind that the rooms would be available for full time higher education student attending any college or university. This part of the city has also been designated as the learning quarter and BCU are currently developing a new city centre campus at Eastside. Student housing developers still consider there is a need for more accommodation and it is not the role of the planning system to restrict competition between providers or to preserve existing commercial interests. Policy TP32 is also not an adopted policy but it aims to ensure that there is a sufficient supply of good quality accommodation which meets the needs of all members of the student community rather than to prevent new purpose built-accommodation being provided.
- 6.9 The site is considered to be in a suitable and sustainable location and is within an area characterised with mixed use development, including a number of student residential schemes in the immediate vicinity of the site. Given these adjacent uses, and the close proximity of the site to public transport services and higher education institutions I consider that the proposed use is acceptable in principle and would meet the aspirations of the adopted UDP, which identifies the City's education and training institutions as the key to achieving a successful economy by creating a skilled and motivated workforce.

6.10 Design and Scale

- 6.11 It will be noted that comments have been received suggesting that the existing building known as Charter House should be retained and possibly extended. The building is not statutorily or locally listed or in a conservation area and therefore has no protection from demolition. The applicants heritage statement has however set out the history of the building and found that it has been significantly altered over the last 60 years, particularly during the 1970's and 1980's when several buildings were demolished to allow car parking to be provided. This led to the side elevation opposite the listed Pen Works being clad with green corrugated metal sheeting. All the original windows were also replaced in 2004 and internally the space forms open plan offices with no historic features or fillings. The report therefore concludes that Charter House is of low aesthetic significance particularly the elevation opposite the listed building and has also created a weakness by replacing the building line with a car park. The report conclusions are accepted and it is not considered that the retention of the existing building can be justified.

- 6.12 In relation to the replacement building national and local policy promote good urban design that responds to local context and emphasises that new developments should take the opportunities to enhance the character and quality of the area. The perimeter form of the development proposed is considered to respond to character of the area where buildings are located to the back edge of the footway. It also would provide activity to the street by including a retail unit and communal facilities at ground floor level.
- 6.13 The application proposes a contemporary style building of heights varying between 4-10 storeys which would fit in with adjacent development which is of similar heights. In particular the position of the site makes it very prominent particularly from the A38 and the design has therefore used higher building heights to this frontage and provided additional windows in the end elevations to add interest. The design also includes curved elements to the building so address the street corners.
- 6.14 Several of the new student buildings in the vicinity of the site have been clad with panels and provided only small windows whereas the design proposed for this development has responded to the architectural language of the listed building in being brick with full height windows set within deep reveals. Although an objection has been raised to the design officers consider that it is of a high quality that will enhance the street scene. Members of the Conservation and Heritage Panel members also supported the design of the building and although some reservations were expressed regarding the proposed use of grey bricks the applicants have now agreed to change this to red bricks which are more traditional to the area.
- 6.15 The sizes and layouts of the proposed student accommodation units are also satisfactory. The smallest bedroom size is 15 square metres therefore greater than the guidance within the 'Specific Needs Residential Uses' SPG which requires a double bedroom to be 12.5 square metres. Noise attenuation and ventilation measures are also proposed to deal with traffic noise and air quality. The development also provides a number of communal facilities for students including a management suite, fitness suite, launderette, common room and as well as a retail unit. The development would also provide an open courtyard providing 512 square of shared external amenity space thereby providing a good range of facilities for students. Overall it is considered that the design, layout and materials proposed are of a high standard and respond well to the sites location.

6.16 Impact on the Listed Building

- 6.17 The listed Newhall Pen Works lies opposite the site on the Mowlem Street frontage and the building also extends around the corner fronting Bagot Street. It is 4 storeys high although on the Mowlem Street frontage is partly 3 storeys with a basement due to the site levels. The building was converted into student accommodation following a grant of planning and listed building consent in 2006.
- 6.18 Local Planning Authorities are required to have special regard to the desirability of preserving the setting of listed building and any features of special architectural or historic interest it possesses. UDP policies on listed buildings seek to ensure new buildings respect the area surrounding them and NPPF guidance on conserving and enhancing the historic environment states that in determining applications Local Planning Authorities should seek to conserve heritage assets in a manner appropriate to their significance and an assessment should be made of the impact of development on a heritage asset.

- 6.19 During the pre-application discussions regarding the development the impact of the proposals on the listed Pen Works have been carefully considered and had led to the lower 4 and 5 storey height of the new building where it fronts Mowlem Street. The applicants have also submitted a Heritage Statement which assesses the impact of the development on the listed building. It concludes that the bulk and mass of the proposed building reflects that of the listed building and so it would not be dominant or overwhelming. It also comments that the proposal would also restore the historic building line to the pavement, removing the current weak line of the car park created by past demolitions. The setting of the listed building will also be enhanced by the removal of the detrimental features on the existing western part of the site, such as car park and two-storey “shed”-like extension. The report also comments that the new building has also been designed to respond to the architectural language of the listed Pen Works in having a differentiated base, deeply recessed window slots, a strongly modelled entrance and variations in fenestration to denote different function and to add visual interest.
- 6.20 Objections have been received to the development on the grounds that it would result in a bulky form of development that will overwhelm the listed building, be dominant in the street scene and have a negative impact on its setting. Officers however consider that this is not the case and agree with the conclusions set out in the Heritage Statement .The Conservation and Heritage Panel also felt the massing of the building was well thought out and respected the scale and setting of the listed Pen Works. The materials have also now been amended to a red brick to respect the materials of the listed building. It is therefore considered that the proposals will preserve and enhance the setting of the heritage asset.
- 6.21 **Transportation Issues**
- 6.22 The application proposals do not include the provision of any on site car parking and the scheme would result in the removal of all existing parking spaces associated with the former office block on the site. This is to ensure the new courtyard area can provide an attractive amenity space for residents, ensure students do not bring cars onto the site and encourage more sustainable forms of transport. On street parking bays would be available for disabled persons and the drop off /pick up of students at the beginning/end of term time is proposed to be managed by The Student Housing Company who also manage the student accommodation located opposite the site. They advise that normally each student would be allocated a 15 minute time window to drop off their belongings.
- 6.23 Transportation officers comment that given the location of the site in relation to the higher education facilities and the city centre and the availability of public transport, the proposals to have no on-site car parking provision are considered acceptable subject to the applicant affiliating with Travelwise and the provision of the cycle facilities shown. Although there would be an increase in demand at term time drop-off and pick-up periods the student management plan provided notes how this would be managed and suitable provision of on street parking is available on the pay and display bays on Moland Street. They are aware that a number of similar schemes are now open on surrounding roads such as Staniforth Street that have similar low or zero parking levels and it is noted no major problems occurring in the area as a result of this. The site is located on the fringe of the city centre and has good accessibility to the transport links and services associated with the City Centre. A bus stop is located within 50 metres of the site and is serviced by bus services for all the major destinations north of the city.

6.24 With regard to the cycle provision it will be noted that objections have been received to limited cycle parking provision being made of 27 spaces. Transportation officers comment that SPD Parking Guidelines specify a minimum of 1 space 4 bedrooms for student accommodations. Therefore, a minimum of 134 cycle parking provisions would be required. However, they are aware from other student accommodation that large number of cycle storage spaces are not used due to the locality of the university, shops etc. The cycle parking provision proposed at 27 spaces equates to 5% provision but this has the potential to be doubled with a stacking system to 54 spaces or 10% provision through a Travel Plan condition. They are aware that the applicant manages a similar scheme on Moland Street – The Pen Works and Studio 51 – where the level of cycle parking provision used in their secure parking area has been noted at below 0.5% with just two cycles there. Evidence from other nearby student schemes also illustrates that only 1% of on-site cycle parking provision is used in the block on Staniforth Street and just below 2% in the scheme on Corporation Street. The applicants have also provided data on other sites they operate across the country which notes a maximum level of use of 11% in only one scheme. They therefore consider the level of cycle parking provided is acceptable subject to conditions including a parking management plan, Travelwise affiliation (Travel Plan) are attached in line with other student accommodation developments within the city.

6.25 Other matters.

6.26 West Midlands Police have raised several issues regarding the security of the development, the need for a management plan for the beginning and end of terms, and recommend good lighting and CCTV is provided. A management plan has been provided with the application which sets out proposed staffing levels, site security parking and transport measures, a move in move out strategy and safety and crime prevention measures to be provided. The plan also advises that the operators will work closely with the police to ensure crime prevention and the personal safety of students. Conditions are recommended to ensure the management plan is implemented and to require a lighting scheme.

6.27 Other student development nearby have also contributed towards off site public realm, safer routes and environmental enhancements in the vicinity of the site to improve the immediate environment and therefore the applicants have been asked to make a similar contribution. They have offered to make a payment of £90,000 which is considered to be acceptable and to meet the requirements of the CIL Regulations, whereby such contributions need to be necessary to make the development acceptable in planning terms, directly related to the development and reasonably related in scale and kind to the development.

7 Conclusion

7.1 It is considered that hat the proposed development complies with the UDP, emerging BDP and National Planning Policy Framework and that that there is still a need for student accommodation in the city. The scheme would be well located in relation to Higher Education Establishments and can be accommodated without any adverse impact on its surroundings. The scale, massing and architecture of the development is considered to be of a high quality and appropriate for the location and would not have an adverse impact on the setting of the adjacent listed Newhall Pen Works. Although objections have been received to the lack of on-site parking and reduced cycle provision this is considered to be acceptable having regard to the sites highly accessible location and experience with regard to other similar student schemes. The application is therefore recommended for

approval subject to a suitable legal agreement to secure a financial contribution toward public realm and environmental improvements and appropriate conditions

8 Recommendation

8.1 That consideration of application 2014/09468/PA be deferred pending the completion of a planning obligation to secure the following:-

i) a financial contribution of £90,000 toward public realm and environmental enhancements in the vicinity of the site to be index linked from the date of this committee resolution and paid upon commencement of development; and

ii) a financial contribution of £3,150 for administration and monitoring to be paid upon completion of the legal agreement.

8.2. In the absence of the planning obligation being completed to the satisfaction of the Local Planning Authority by the 19 March 2015, planning permission be refused for the following reason:

i) In the absence of a legal agreement to secure financial contributions to public realm and environmental enhancements, the proposal conflicts with Policies 8.50-8.54 of the adopted Unitary Development Plan.

8.3. That the Director of Legal and Democratic Services be authorised to prepare, complete and seal the appropriate planning obligation via a unilateral undertaking or an agreement under section 106 of the Town and Country Planning Act.

8.4. That in the event of the planning obligation being completed to the satisfaction of the Local Planning Authority by the 19 March 2015, favourable consideration be given to this application, subject to the conditions listed below:

-
- 1 Requires the prior submission of a contamination remediation scheme
 - 2 Requires the prior submission of a contaminated land verification report
 - 3 Requires the prior submission of a sustainable drainage scheme in a phased manner
 - 4 Requires the prior submission of sound insulation (variable)
 - 5 Requires the prior submission of sound insulation (variable)
 - 6 Limits the noise levels for Plant and Machinery
 - 7 Requires the prior submission of hard and/or soft landscape details
 - 8 Requires the prior submission of boundary treatment details
 - 9 Requires the prior submission of details of green/brown roofs
 - 10 Requires the prior submission of sample materials
 - 11 Requires the prior submission of window frame details
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- 12 No obstruction, displays or signage fitted to the shop front.
 - 13 Requires the prior submission of an Air Quality Assessment,
 - 14 Requires the provision of refuse storage
 - 15 Limits the hours of operation of the retail unit to 0700-2300 daily
 - 16 Limits delivery time of goods to or from the site to 0700 to 1900 Mondays to Saturdays and 0900 to 1900 Sundays
 - 17 Requires the prior submission of a demolition and construction management plan
 - 18 Requires the provision of cycle parking prior to occupation
 - 19 Requires the applicants to join Travelwise
 - 20 Requires implementation of the Student Management Plan.
 - 21 Requires the prior submission and completion of works for the S278/TRO Agreement
 - 22 Limits the occupation of the development to students in full time education
 - 23 No obstruction, displays or signage fitted to the ground floor communal facilities.
 - 24 Requires any external lighting to be agreed.
 - 25 Requires the submission of a travel plan including the management of term start/finish drop off.
 - 26 Prevents any plant or equipment being installed on the roof
 - 27 Requires the scheme to be in accordance with the listed approved plans
 - 28 Limits the approval to 3 years (outline)
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Case Officer: Lesley Sheldrake

Photo(s)



Figure 1: View of Existing Building from Bagot Street/Legge Street



Figure 2: View to the rear of the existing building

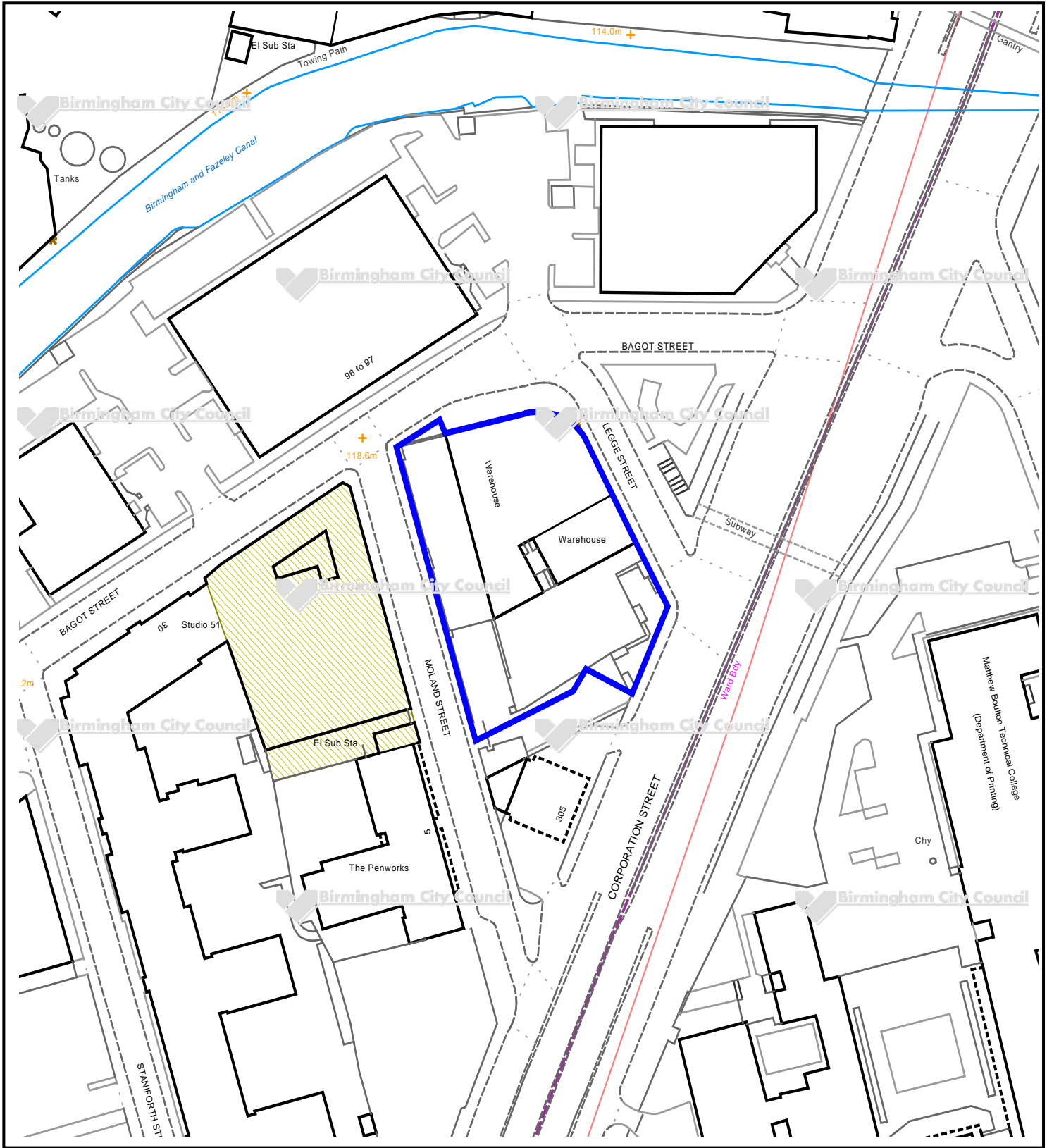


Figure 3: Side elevation opposite the Listed Pen Works



Figure 4: View of site and listed building looking along Moland Street

Location Plan



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