

DECISION DOCUMENT

APPLICATION NUMBER: 2022/03860/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:

Erection of 70no. dwellings (with a mix of 58no. houses and 12no. apartments of which 43no. affordable) with associated public open space and children's play area, landscaping, parking and access

at

Recreation ground at Boleyn Road, Rubery, Birmingham, B45

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 71210-D001 (Site Location Plan); 71210-D008 Rev T (Site Layout Plan); 71210-D009 Rev J (Site Boundary Layout Plan Option 4); 71210-D010 Rev H (Apartment Block Plans & Elevations); 71210-D100 Rev F (House Type Moseley Sale); 71210-D101 Rev G (House Type Walmley Aff & Sale); 71210-D102 Rev F (House Type Walmley G Aff); 71210-D103 Rev F (House Type Harborne Aff & Sale); 71210-D104 Rev G (House Type Harborne Aff & Sale); 71210-D105 Rev F (House Type Cotteridge Aff); 71210-D106 Rev G (House Type Northfield Aff & Sale); 71210-D107 Rev H (House Type Lifford Aff & Sale); 71210-D108 Rev F (House Type Highgate Sale); 71210-D109 Rev E (Bungalow Type Brandwood Aff); 71210-D110 Rev E (Bungalow Type Bordesley Aff); 71210-D111 Rev A (Proposed Sub-Station); 71210-D200 Rev C (Street Scenes); 71210-D201 Rev C (Street Scenes); 71210-D202 Rev C (Streetscenes); 71210-D900 Rev K (Planting Plan); 80533 L01 (Boleyn POS and Play Area Draft Design); and 71210-D013 Rev C (Bin & Bike Store Option 3) ('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.
-
- 2 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.

- 3 Requires the submission prior to occupation of hard and soft landscape details
A scheme of hard and 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:
- 1) A scaled plan at 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, herbaceous planting, bulbs, and areas of grass.
 - 2) 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.
 - 3) Planting schedules noting species, plant sizes and proposed numbers/densities, and details of the proposed planting implementation programme.
 - 4) Location, type and design of materials to be used for hard landscaping, including ground surfacing, paving, kerbs, edges, steps and furniture.
 - 5) Specifications, where applicable for the following:
 - o permeable paving;
 - o tree pit design - indicating root available soil volumes and matched to species demands at mature size;
 - o underground modular systems;
 - o sustainable urban drainage integration;
 - o surfacing within tree Root Protection Areas (RPAs).
 - 6) Specifications for operations associated with plant establishment and maintenance that are compliant with best practice.
 - 7) Retaining structures, noting their height, design and facing materials.
 - 8) Minor artefacts and structures.
 - 9) Proposed and existing functional services above and below ground.
- All hard and 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, policy DM2 Amenities of the Development Management in Birmingham DPD 2021 and the National Planning Policy Framework.
-
- 4 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.
-
- 5 Requires the prior submission of earthworks/levels details
No development shall take place (excluding demolition) until details of earthworks and levels 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 and buildings. 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.

- 6 Requires the submission of boundary treatment details
Details of the proposed boundary treatment of 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 occupation of the dwellings hereby permitted and shall be retained thereafter.
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 Policy DM2 Amenity of the Development Management in Birmingham DPD 2021.
-
- 7 Requires the submission of sample materials and architectural details
No development shall commence until a full suite of sample materials as well as architectural details for the exterior of the development has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the architectural details for the following shall be submitted:
" Window details (including depth of reveal, frame thicknesses, direction of opening).
" 3D detail of the projecting frame detail. Including dimensions, projection, and fixing method. For the avoidance of doubt this shall be a secret / concealed fixing method.
" 3D typical roof / wall junction of a house and of the apartment building (including rainwater goods).
" 3D typical porch detail (including soffit)
" 1:20 bay studies of the apartment block
" external doors including surrounding frame and depth of reveal
" rainwater goods.
" soffits
" balconies (including soffit)
" any other external fixtures including lights and utilities
The development shall be implemented in accordance with the approved materials and architectural details. Prior to the commencement of works on site, the appointed contractor must create, for inspection and written approval by the LPA, a sample façade panel which includes the projecting brickwork detail.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017, the Birmingham Design Guide 2022 and the National Planning Policy Framework.
-
- 8 Requires the implementation of the recommendations and landscape enhancement measures in accordance with submitted ecological statement.
The proposed recommendations and landscape enhancements proposed as part of the application shall be implemented in accordance with the submitted Phase 1 Preliminary Ecological Appraisal, ref. Boleyn0820_PEA, dated August 2020.
Reason: In order to safeguard the nature conservation value of the site in accordance with Policy TP8 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
-
- 9 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.
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, Policy DM2 of the Development Management in Birmingham DPD 2021 and the National Planning Policy Framework.

- 10 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 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, Policy DM2 and Policy DM5 of the Development Management in Birmingham DPD 2021 and the National Planning Policy Framework.
-
- 11 Requires the prior submission of drainage plans for disposal of foul and surface water flows
The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
Reason: This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution in accordance with policy TP6 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
-
- 12 Requires the prior submission of a sustainable surface water drainage scheme
No development 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 and the following measures:
" Limit surface water discharges to 11.6 l/s or less to the Severn Trent Water network
" Include swales and rainwater gardens and appropriate attenuation
" Levels plans and flow paths should be provided to demonstrating that the surface water flood risk associated with exceedance events has been mitigated on- and off-site
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 to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution in accordance with policy TP6 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
-
- 13 Requires the prior submission of a Sustainable Drainage Operation and Maintenance Plan
No building or use hereby permitted shall be occupied or the use commenced until a Sustainable Drainage Operation and Maintenance Plan (including details of agreement with an adopting body and proposed inspection and maintenance actions) has been submitted to and approved in writing by the Local Planning Authority and the sustainable drainage for the development has been completed in accordance with the approved sustainable drainage scheme.
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: This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution in accordance with policy TP6 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

- 14 Requires the prior submission of details of the proposed children's play area
Prior to installation of the proposed children's play area situated within the public open space, details of the proposed design and layout shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.
Reason: In order to secure the satisfactory development of the application site in accordance with policies PG3 and TP9 of the Birmingham Development Plan 2017, policies DM2 and DM10 of the Development Management in Birmingham DPD 2021, the Birmingham Design Guide 2021 and the National Planning Policy Framework.
-
- 15 Requires the prior submission of a contamination remediation scheme
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:
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 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 NPPF.
-
- 16 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.

- 17 Requires the prior submission of a noise mitigation scheme
Prior to the commencement of above ground construction, a scheme of noise mitigation measures based on the noise monitoring data in the noise impact assessment produced by Parker Jones Acoustics Noise Impact Assessment dated 18 February 2022 shall be submitted to and agreed in writing by the Local Planning Authority which shall detail the following and the noise mitigation shall be undertaken in accordance with the approved details and thereafter maintained:
- i. the design and specification for the proposed noise mitigation from glazing, building components, acoustic barriers and ventilation provision based on a composite noise reduction calculation in accordance with BS8233 and BS EN 12354:3; this shall ensure that the internal noise environment to habitable rooms meets:
 - a. the daytime and night-time internal noise level criteria requirements detailed in section 7 (and in particular Table 4) of British Standard 8233:2014 'Guidance on sound insulation and noise reduction for buildings', and
 - b. the 2017 ProPG on Planning and Noise: 'New residential developments', and
 - c. the requirements of the Birmingham City Council Planning Consultation Guidance Note on Noise & Vibration.
- Reason: In order to secure the satisfactory development of the site in accordance with policy PG3 of the Birmingham Development Plan 2017, policies DM2 and DM6 of the Development Management in Birmingham DPD 2021, the Birmingham Design Guide 2021 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 statement shall provide for: the parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, storage of plant and materials used in constructing the development, the hours of demolition/construction/delivery, the management of noise and vibration from demolition and groundwork, including monitoring, the management of dust emissions from all sources including stockpiled material, wheel washing facilities, 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.
-
- 19 Requires the provision of a vehicle charging point
No fewer than one charging point for electric vehicles shall be provided at each residential unit with dedicated parking. No fewer than 10% of non-dedicated parking spaces shall be provided with electric vehicle charging points. The charging points shall be available for use prior to first occupation of the development hereby approved.
- Reason: In order to secure the satisfactory development of the application site in accordance with Policy TP5 of the Birmingham Development Plan 2017, policies DM14 and DM15 of the Development Management in Birmingham DPD 2021 and the National Planning Policy Framework.
-
- 20 Requires pedestrian visibility splays to be provided
A pedestrian visibility splay of 3.3m x 3.3m x 600mm shall be incorporated at all access points 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, policies DM14 and DM15 of the Development Management in Birmingham DPD 2021 and the National Planning Policy Framework.

- 21 Prevents occupation until the access/service road, turning and parking area has been constructed
No dwelling shall be occupied until a means of vehicular/pedestrian and/or cyclists' access has been constructed and space has been laid out and surfaced for cars to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear in accordance with the submitted details. These areas shall not be used for other than their designated purpose.
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, policies DM14 and DM15 of the Development Management in Birmingham DPD 2021 and the National Planning Policy Framework.
-
- 22 Removes PD rights for extensions
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order amending, revoking and/or re-enacting that order, with or without modification), no enlargement, improvement or other alteration of a dwellinghouse or its roof shall be carried out without further subsequent planning approval of the Local Planning Authority.
Reason: In order to maintain an adequate area for amenity space at the rear of the dwellings and to safeguard the amenities of the occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017, Birmingham Design Guide SPD 2022 and the National Planning Policy Framework.
Reason: In order to maintain an adequate area for amenity space at the rear of the dwellings and to safeguard the amenities of the occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017, Birmingham Design Guide SPD 2022 and the National Planning Policy Framework.
-
- 23 Requires the prior submission of a financial contribution of £76,200.00 towards works, management and monitoring of off-site biodiversity net gain proposals
No development shall take place until a mechanism for the delivery of contributions towards the costs of providing biodiversity net gain improvements to the nearby open space at land north of Fabian Close and east of New Street / Frankley Hill Lane (Birmingham City Council owned and managed) including their maintenance and monitoring to a cost of £76,200.00 has been submitted to and approved in writing by the Local Planning Authority. Such contribution shall be made available in full for the above purpose through the agreed delivery mechanism prior to the commencement of works hereby approved or such other timescale as agreed in writing by the Local Planning Authority.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy TP9 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
-
- 24 Requires prior submission of arboricultural method statement and tree protection plan
No development shall take place until a site specific arboricultural method statement (AMS) and a tree protection plan (TPP), in accordance with British Standard 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012 and any subsequent edition), has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and maintained 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 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 pre-commencement meeting to discuss tree protection
No development shall take place until a pre-commencement site meeting to discuss the approved details of working procedures and tree protection has been held and attended applicant, its relevant consultant, and the Council's Arboricultural Officer, and until an 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.
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.

- 26 Energy and Sustainability measures in accordance with submitted statement
The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the Design and Access & Sustainable Construction and Energy Statement (BM3, April 2022) and prior to occupation or use commenced.
Reason: In order to ensure the satisfactory development of the application site and ensure compliance with Policy TP4 Low and zero carbon energy generation and TP3 sustainable construction of the adopted Birmingham Development Plan 2017 and the National Planning Policy Framework.
-
- 27 Requires implementation of affordable housing provision in accordance with submitted details
The proposed affordable housing provision, comprising of 43no. dwellings to be provided as social rent, shall be implemented in accordance with the details shown on drawing reference 71210-D008 Rev T (Site Layout Plan) and thereafter maintained.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy TP31 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Date: Thursday 27th April 2023

Ian J. MacLeod

Ian MacLeod, Director of Planning, Transport and Sustainability

P.O. BOX 28, Birmingham B1 1TU

Please note
This is not a building regulation approval

INFORMATIVE NOTE(S) (if any)

Informative for Condition 12 (Sustainable surface water drainage scheme) :

We support the discharge rate which will be capped to a maximum of 11.6 l/s from the development site.

To support the discharge of conditions a S106 agreement will need to be provided in support of the discharge of conditions application confirming that Severn Trent have approved the new surface water outfall location and discharge rate.

Detailed calculations, with supporting network layout plan, to demonstrate the proposed network performance (for all events up to and including the 100yr plus 40% climate change event) are required. Evidence of this should include details of design criteria, water level, surcharged depth, flooded volume, pipe flow, flow/overflow capacity, status of network and outfall details under each event, and may take the form of software simulation results. Network performance should be evaluated for storm durations of 15, 30, 60, 120, 240, 360, 480, 960 & 1,440 minutes. This must be the full supporting calculations, critical storm duration calculations are not acceptable.

The final drainage strategy must include the use of above ground SuDS including swales and rainwater gardens within the development in addition to the proposed underground attenuation tank. The LLFA would strongly support the replacement of the tank with an above ground detention basin to temporarily store water within the finalised proposals.

A drainage strategy showing the location of SuDS / Drainage Features and manhole covers / pipe network to cross reference with drainage calculations.

Consideration should be given to exceedance flows (greater than 1 in 100 year plus climate change rainfall events). The 1 in 500 year storm should be modelled to assess this risk. Evidence (layout/flow

plans, calculations and/or simulation results) should be provided, with all applications, to ensure that the surface water flood risk associated with exceedance events has been mitigated on- and off-site.

F

Informative for Condition 13 (Drainage Operation and Maintenance Plan):

All features of the drainage system must be included, maintenance information should be included each element of drainage infrastructure

Points to consider include access of people, plant and material from the front of the property to the rear of the property to conduct maintenance activities along with how maintenance of the features will be conducted such as the provision of access points/manholes; typically a minimum of two access locations are required, upstream and downstream to accommodate typical maintenance actions (e.g. tank inspections, jetting, removal of sediment etc)

This information should be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance and may include plans showing the locations of features requiring maintenance, access routes/chambers and typical activities.

This is a preoccupation planning condition and the O&M Plan should reflect the constructed SuDS features.

Details of a named individual responsible for the maintenance of each feature to be provided (including, contact name, address, email address, and telephone number).

Informative S247/S257 Stopping Up Order

Any closure or diversion of areas of the HMPE must be subject to a stopping up order under section 247 or 257 of the Town and Country Planning Act 1990 before works commence.

S278 Highway Works Informative

The development requires works to be carried out within the public highway. The applicant / developer must enter into a Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980. The applicant / developer should note that drawings which may be approved by the grant of this planning permission should not be construed as approved by the Highway Authority, but are drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of an agreement under Section 278. Any material changes brought about due to seeking the appropriate highways consent(s) should be brought to the attention of the Local Planning Authority to ensure that the appropriate planning consent is in place.

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

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 and 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>. Information and links to making any appeal can be found at <https://www.gov.uk/appeal-planning-decision>.

STREET NAMING AND NUMBERING

Birmingham City Council has a duty under the Public Health Act 1925 to name all new streets and number all new properties in its administrative area. This is carried out by the Address Custodian and Team and applies to all self-contained units for all classes of use.

If your development results in new or additional self-contained units you must apply for official addresses at <https://www.birmingham.gov.uk/snn>. The Street Naming and Numbering Policy is available on this page as well as other information and help for you relating to new addresses, street naming and numbering.

Allow 12 weeks for provision of new street names and 8 weeks for addresses into an existing named street. Enquiries should be directed to llpg@birmingham.gov.uk.