

# DECISION DOCUMENT

**APPLICATION NUMBER: 2018/03749/PA**

## TOWN AND COUNTRY PLANNING ACT 1990

### APPLICANT

Birmingham City Council  
Birmingham Property Services  
PO Box 16255  
Birmingham  
B2 2WT

### AGENT (if used)

Acivico  
Louisa House  
92-93 Edward Street  
Birmingham  
B2 2ZH

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

Change of use from existing parking to transient accommodation for Gypsies and Travellers (Sui Generis) and erection of single storey utility building.

at

Car Park, corner of Proctor Street / Rupert Street, Nechells, Birmingham, B7 4EE

### Conditions that affect this development or use

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|-------|--|
| 1     | Requires the scheme to be in accordance with the listed approved plans<br>The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers: Location Plan 93913 A 050 and Proposed Site Layout 93913 A 100 Rev B ('the approved plans').<br>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     | Requires the prior submission of cycle storage details<br>No development shall take place until details of the provision for the secure, and where appropriate, covered storage for cycles and motorcycles have been submitted to and approved in writing by the Local Planning Authority. Provision shall thereafter be implemented and maintained in accordance with the approved details.<br>Reason: In order to secure the satisfactory development of the application site in the interests of 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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| 3     | Requires circulation areas to be kept from from obstructions at all times.<br>All vehicular circulation areas shall be kept free of obstacles and obstructions at all times. 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.   |

- 4 Requires drainage plans for the disposal of foul and surface water  
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. 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.  
Reason: 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.
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- 5 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 27th September 2018



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)