

CITY OF WOLVERHAMPTON COUNCIL
Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order
2010 (as amended)

Applicant

Mr C Elgerton
City of Wolverhampton Council
Civic Centre
St Peters Square
Wolverhampton
WV1 1RP

Our Ref:	17/01230/OUT
Site:	Garage Site Behind 39 To 81 Hall Green Street, Wolverhampton
Proposal:	Residential development for up to six units (outline application all matters/details reserved).

City of Wolverhampton Council as the Local Planning Authority hereby **Grant Outline Permission** for this development, in accordance with the approved plans and drawings, subject to the following conditions.

1. The development hereby permitted shall accord with the following drawings: -

Plan Type	Reference	Version No.
Location Plan	None	-

Reason: - For the avoidance of doubt.

2. Prior to the commencement of the development, details of the following reserved matters shall be submitted to, and approved in writing by, the local planning authority:

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (d) Access;
- (e) Landscaping (including hard landscaping and boundary treatments);

The development shall be carried out in accordance with the approved details.

Reason: - To comply with Section 92 of the Town and Country Planning Act as amended.

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Date: 20 November 2017



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3. Application for approval of the matters referred to in Condition 2 must be made not later than the expiration of three years from the date of this permission.

Reason: - Pursuant to Section 92 of the Town and Country Planning Act 1990

4. The development to which this permission relates shall begin not later than whichever is the later of the following dates, namely :
- the expiration of three years from the date of this permission, or
 - the expiration of two years from the final approval of the said reserved matter(s) (or in the case of approval on different dates, the final approval of the last such matter to be approved).

Reason: - Pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (PCPA).

5. Prior to the commencement of development details of all materials to be used externally shall be submitted to and approved in writing by the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity. Relevant BCCS Policy ENV3 and UDP policy D9.

6. Prior to the commencement of development, details of the landscaping of the site (including hard surfaces, car parking areas and access/egress, boundary treatments and wherever appropriate the retention of existing trees) shall be submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be fully implemented within one year of either the first occupation or use of the development or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the Local Planning Authority.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), areas of soft landscaping shall not be replaced by the provision of a hard surface nor shall they be used for parking or storage, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests visual of amenity. Relevant UDP policies N1, D6 and D12

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7. Prior to the commencement of development, details of all proposed excavations, and existing and proposed site and slab levels shall be submitted to and approved in writing by the local planning authority. These details shall include the proposed grading of land areas including the levels and contours to be formed, showing the relationship of proposed levels to existing surrounding landform and buildings and areas required for drainage purposes within each phase. Development shall be carried out within each phase in accordance with the approved details.

Reason: In order to secure a satisfactory development of the site and in the interests of amenity. Relevant BCCS Policy ENV3 and UDP policies D2, D3, D4, D5, D6, D7, D8, D9, D10 and H6.

8. Prior to the commencement of development details of all proposed and retained boundary treatments (including all walls, fences and other means of enclosure on the boundaries of and within the site) shall be submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be provided prior to occupation and retained at all times thereafter.

Reason: In the interests of high quality design and security. Relevant BCCS Policy ENV3 and UDP policy D9.

9. Prior to the commencement of the development, details for the disposal of surface water and foul sewage shall be submitted to and approved in writing by the local planning authority and the works shall only be carried out in accordance with those details so approved. Such water disposal shall whenever practical be disposed of on site without the need for connection to any mains system.

Reason: To ensure that the development is provided with satisfactory and sustainable means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution. Relevant UDP policy is EP9.

10. Prior to the commencement of the development, a methodology for carrying out a site investigation for physical and chemical contamination (and landfill gas) shall be submitted to and approved in writing by the local planning authority. Also;
- A. Prior to the commencement of the development, a site investigation shall be carried out in accordance with the methodology approved by the local planning authority.
 - B. The results of the approved site investigation, together with a schedule of any necessary remedial works, and a timetable for the carrying out of those remedial works, shall be submitted to and approved in writing by the local planning authority.
 - C. Any identified remedial works approved by the local planning authority shall be implemented in accordance with the approved timetable. Notification shall be given to the Environmental Services Contaminated Land Team (01902 558348) a minimum of two weeks prior to commencement of any remedial works on site.

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- D. Prior to the commencement of any above or below ground construction work the local planning authority shall receive in writing an independent validation report, confirming completion of all ground remediation works. This shall include confirmation that the required works have been carried out and adequate site clean up has been achieved.
- E. Following completion of construction the local planning authority shall receive in writing an independent validation report, confirming installation and completion of all required contamination protection measures (including structural mitigation designs, membrane installations and clean material cover.)

Reason: To ensure that the site is suitably decontaminated. Relevant UDP policies: EP11 and EP12

11. The development shall not commence until a Construction Method Statement (to include controls in relation to traffic management, hours of operation, dust, noise, vibration, waste, stockpiling, emissions, vehicle sheeting and wheel washing, road sweeping, lighting, energy efficiency, machinery and plant including cranes) has been submitted to and approved in writing by the local planning authority. The approved measures shall be undertaken at all times during construction.

Reason: In order to minimise the impact of the construction of the development in the interest of local amenity. Relevant UDP Policy EP1.

12. Prior to the commencement of development, a scheme for the provision of electric recharging points, in accordance with the "type 1" mitigation requirements, shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development and shall be maintained for the life of the development.

Reason: The development falls into the classification of "minor" in accordance with the Black Country Air Quality Supplementary Planning Document and will require "Type 1" Standard Mitigation for Scheme Sustainability. In the interests of creating a sustainable form of development and to encourage the use of vehicles that will contribute toward a reduction in road transport emissions. Relevant UDP Policies EP1, EP5 and BCCS policies ENV8 and DEL 1.

Summary of Reasons for Granting Planning Permission

The principle of residential development at this site is appropriate and in character with the immediate area. It is unlikely that amenity or highway safety would be unduly affected, subject to appropriate detailed design and layout being approved at reserved matters stage.

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Note for Information – Air Quality (Condition 12)

In respect of the development, this is equivalent to one electric vehicle charging point per individual dwellinghouse/bungalow and in respect of flats, one charging point in total if parking is unallocated. *NOTE - Details of Type 1 Mitigation can be found at the following link: <http://www.wolverhampton.gov.uk/CHttpHandler.ashx?id=11036&p=0>*

Notes for Information – Building Control

Your project requires Building Regulations Approval please contact us on 01902 555595, email: building.control@wolverhampton.gov.uk or visit our website: www.wolverhampton.gov.uk for advice.

Notes for Information – Coal Mining

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority This Standing Advice is valid from 1st January 2017 until 31st December 2018.

Notes for Information – Landfill Gas

The application site is believed to be within 250 metres of a former landfill site. Monitoring has revealed that the former landfill site is producing very small amounts of landfill gas which does not suggest any risk at the application site, and consequently does not warrant a refusal of planning permission.

However, the Council considers that anyone intending to implement this planning permission should be aware of the situation. They are advised to contact the Council's Department of Law, Environmental Protection and Consumer Services' Land Pollution Section (telephone number 01902 554352) for up to date information or, if at any time before, during or after development, they identify any unusual ground conditions, detect the smell of gas or note any evidence of damage to grass or plants.

Notes for Information – Transportation Matters

The proposed development may require alterations to the highway. These works should be carried out at the expense of the applicant, in consultation with Transportation on 01902 5555680.

All properties require a unique postal address. Please contact Transport Strategy on 01902 555722 or at transport.strategy@wolverhampton.gov.uk to obtain unique postal addresses for all new properties.

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Notes for Information – Environmental Health

The site is in close proximity to residential properties. Therefore, in order to limit the potential for nuisance/disturbance, operational hours, including commercial vehicle movements to or from the site should not take place outside 0800 to 1800 Monday to Friday and 0800 to 1300 Saturday, and at no time on Sundays or Bank and Public Holidays.

Furthermore, it is recommended that:

- The best practicable means as described in section 72 of the Control of Pollution Act 1974 should be used at all times to minimise noise [in accordance with BS 5228].
- There should be no burning on the site under any circumstances.
- Stockpiles of waste matter, and roadways and trafficked areas used by process plant, should be conditioned with water if abnormal emissions are observed to be arising from these stockpiles or areas. Stockpiles should also be conditioned with water if abnormal emissions are observed during loading of waste matter into vehicles for removal from site. In such circumstances a tanked water supply (bowser) should be made available if there is no piped supply available on the site.
- Dust emissions from the site should be prevented whenever practicable, or where this is impracticable, controlled at source, for example, by the use of suppression techniques and by ensuring a high standard of housekeeping. The operator should inform Wolverhampton City Council without delay if emissions are likely to have an effect on the neighbourhood. Where abnormal emissions are observed, corrective action should be taken without delay.
- Stockpiles of soil and other potentially dusty materials to be used for ground works, plus roadways and trafficked areas, should be kept free from accumulations of potentially dust materials and wetted when the weather is such that dust emissions are likely. In such circumstances a tanked water supply (bowser) should be made available if there is no piped supply available on the site so that water is sprayed over the whole stockpile area and any roadways as appropriate. Site vehicle exhausts should not wherever practicable be directed below the horizontal.
- The height of stockpiles should be managed such that wind entrainment of dust is minimised. Wind fencing should be used for stockpiles located where dust emissions are observed due to lifting by air currents.
- If abnormal emissions are observed during loading or unloading of any materials then the material should be immediately conditioned with water to minimise those emissions.
- All bulk carriage vehicles entering or leaving the site, and carrying potentially dusty materials, should be effectively sheeted or otherwise totally enclosed.
- All bulk carriage vehicles leaving the site should pass through vehicle washing facilities. The proposed washing facilities should be detailed in writing and submitted to the local planning authority for written approval. Approved vehicle washing facilities should be installed prior to the commencement of works.
- Stationary plant such as concrete crushers and generators likely to generate noise and or dust should be sited as far as practicable from adjacent residential property
- Vibration from concrete breaking and pile driving should be controlled.

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- Signage detailing the contractors name, address and contact telephone numbers should be displayed at the entrance to the site.

Notes for Information – Police Advice

Secure By Design advice, which should help secure the new buildings (including their doors and windows), can be found at: www.securedbydesign.com. The following is also recommended:

- Ensure that all plots have PAS 24: 2016 rated window and door sets with special consideration to the patio doors. A Secured By Design door set be used for the patio doors is recommended.
- Side access gates should be secured with a night latch where possible and a minimum of two lockable slide bolts, one at the top and one at the bottom.
- Front door sets should include door chains or intercom systems to enable secure challenging of visitors.
- Properties should have dusk until dawn lighting on the front entrances operated by photo cell to reduce fear of crime and provide welcome lighting during darker nights.

Notes for Information

Any policies referred to on this decision notice are the policies of the Black Country Core Strategy (BCCS), adopted 3rd February 2011 and the saved policies of the Wolverhampton Unitary Development Plan (UDP), adopted in June 2006, unless otherwise stated. The BCCS and UDP can be viewed at the Planning and Building Control Reception on the second floor of the Civic Centre or alternatively on the Council's Website, at www.wolverhampton.gov.uk

Please note that conditions attached to this consent may require details to be submitted to and approved by the Council. Submissions will need to be made with the appropriate fee using the form from www.planningportal.gov.uk. Also, please note that some conditions must have been discharged in writing, **before** any work on site can commence.

In dealing with the application, the local planning authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework (March 2012).

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to grant subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. You must do so within 6 months of the date of this notice on a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 0000) or online at <https://www.gov.uk/appeal-planning-decision>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

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The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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Phillip Walker

From: Chris Elgerton
Sent: 05 October 2017 10:16
To: Phillip Walker
Subject: Outline planning application - Garage site behind 63-79 Hall Green Street [PROTECT]
Attachments: Hall Green Street Garage site - Outline planning application.pdf
Importance: High

PROTECT

Good morning Phil

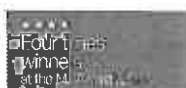
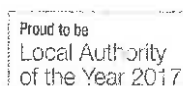
As previously discussed, please see attached outline planning application, for the garage site behind 63 to 79 Hall Green Street. A site plan is included in the application, which is for residential development of up to six units. It is the intention to dispose of this site once outline planning permission has been granted. This was approved by Cabinet Resources Panel on Tuesday (3 October).

Please can you check the application, advise as to what happens next in the process (costs etc.) and whether you require anything further from me.

Thanks
Kind regards

Chris Elgerton
Housing Strategy & Development Support Officer
Tel. Office: 01902 551345

E-mail: Chris.Elgerton2@wolverhampton.gov.uk
City of Wolverhampton Council



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**Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990**

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

Please describe the proposal:

OUTLINE PLANNING FOR RESIDENTIAL DEVELOPMENT
(ALL MATTERS RESERVED)

UP TO 6 UNITS

3. Description of the Proposal (continued)

Has building or works already been carried out?

☐ Yes ☒ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

N/A

(date must be pre-application submission)

Have the works been completed?

☐ Yes ☐ No
N/A

If Yes, please state when the works were completed (DD/MM/YYYY):

N/A

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: ☐ House number: ☒ House suffix: ☒
House name: _____

Address 1: GARAGE SITE BEHIND

Address 2: 63-79 WALL GREEN STREET

Address 3: _____

Town: WOLVERHAMPTON

County: WEST MIDLANDS

Postcode (optional): WV14 8TH

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: _____ Northing: _____

Description:

GARAGE SITE BEHIND 63-79 WALL GREEN STREET

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

PHILLIP WALICKE

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

16/08/2017

Details of pre-application advice received?

LIKELY TO BE ACCEPTABLE

7. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☒ Yes ☐ No

If Yes, please provide details of the name, relationship and role

HOUSING DEVELOPMENT SUPPORT OFFICER WITHIN HOUSING DEVELOPMENT TEAM

8. Site Area

Please state the site area in hectares (ha) 0.195

9. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0
Flats and maisonettes	<input type="checkbox"/>						0
Live-work units	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0
Unknown type	<input checked="" type="checkbox"/>						6
Totals (a+b+c+d+e+f+g)=							6

(UP TO 6 UNITS)

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0
Flats and maisonettes	<input type="checkbox"/>						0
Live-work units	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0
Unknown type	<input type="checkbox"/>						0
Totals (a+b+c+d+e+f+g)=							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0
Flats and maisonettes	<input type="checkbox"/>						0
Live-work units	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0
Unknown type	<input type="checkbox"/>						0
Totals (a+b+c+d+e+f+g)=							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0
Flats and maisonettes	<input type="checkbox"/>						0
Live-work units	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0
Unknown type	<input type="checkbox"/>						0
Totals (a+b+c+d+e+f+g)=							0

Total proposed residential units (A+B+C+D)= 6

(UP TO 6 UNITS)

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0
Flats and maisonettes	<input type="checkbox"/>						0
Live-work units	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0
Unknown type	<input type="checkbox"/>						0
Totals (a+b+c+d+e+f+g)=							0

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0
Flats and maisonettes	<input type="checkbox"/>						0
Live-work units	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0
Unknown type	<input type="checkbox"/>						0
Totals (a+b+c+d+e+f+g)=							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0
Flats and maisonettes	<input type="checkbox"/>						0
Live-work units	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0
Unknown type	<input type="checkbox"/>						0
Totals (a+b+c+d+e+f+g)=							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0
Flats and maisonettes	<input type="checkbox"/>						0
Live-work units	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0
Unknown type	<input type="checkbox"/>						0
Totals (a+b+c+d+e+f+g)=							0

Total existing residential units (E+F+G+H)= 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

6

(UP TO 6 UNITS)

10. All Types of Development: Non-residential Floorspace

N/A

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No ☐ Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
	Net tradable area:	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
A2	Financial and professional services	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
A3	Restaurants and cafes	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
A4	Drinking establishments	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
A5	Hot food takeaways	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
B1 (a)	Office (other than A2)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
B1 (b)	Research and development	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
B1 (c)	Light industrial	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
B2	General industrial	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
B8	Storage or distribution	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C1	Hotels and halls of residence	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
D1	Non-residential institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
D2	Assembly and leisure	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
OTHER		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Total							

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential Institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
OTHER		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

11. Employment

N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

12. Hours of Opening

N/A

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

13. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? ☐ Yes ☐ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Non-hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Energy from waste incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Landfill gas generation plant	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Pyrolysis/gasification	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Metal recycling site	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Transfer stations	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Household civic amenity sites	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Open windrow composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
In-vessel composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Anaerobic digestion	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Sewage treatment works	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other treatment	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Storage of waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other waste management	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other developments	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

14. Existing Use

Please describe the current use of the site:

GARAGE SITE (17 GARAGES IN USE)

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

GARAGE SITE

When did this use end (if known)? DD/MM/YYYY

— (date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.


* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



05/10/2017

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

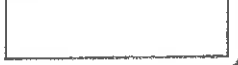
** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



15. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

16. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: ☐

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): ☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:



Or signed - Agent:

Date (DD/MM/YYYY):

05/10/2017

(date cannot be pre-application)

18. Applicant Contact Details

Telephone numbers

Country code: 44 National number: 1902 551345 Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Chris. Egerton2@wolverhampton.gov.uk

19. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

20. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☐ Applicant

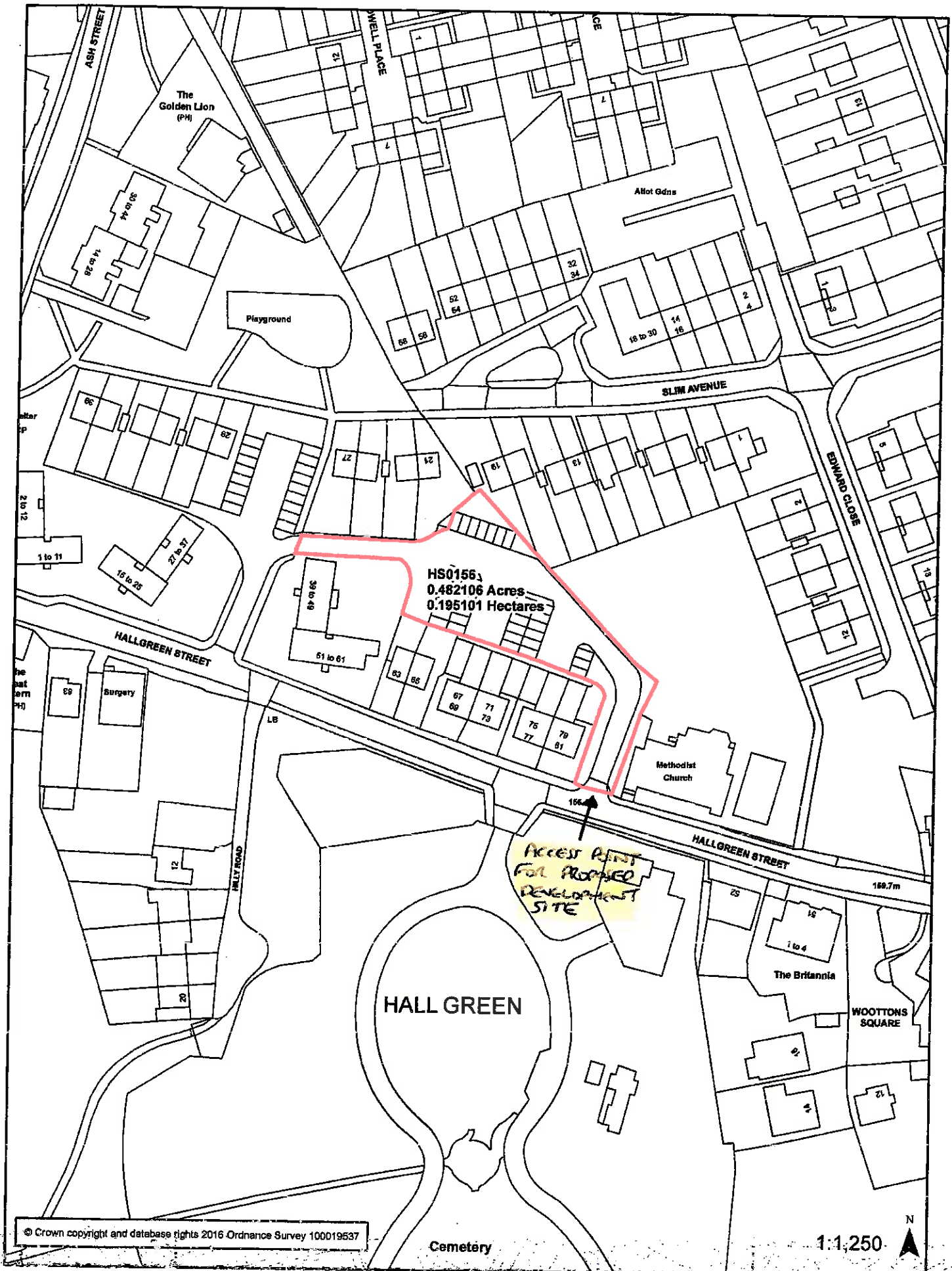
☐ Other (if different from the agent/applicant's details)

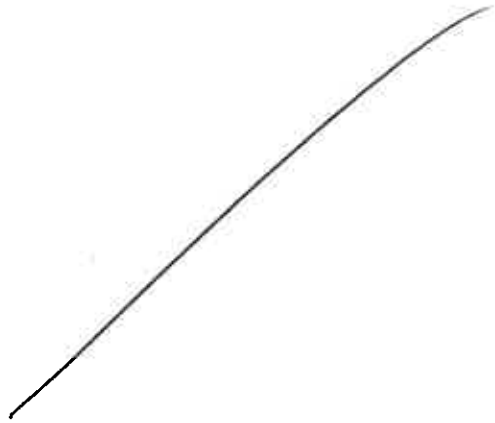
If Other has been selected, please provide:

Contact name:

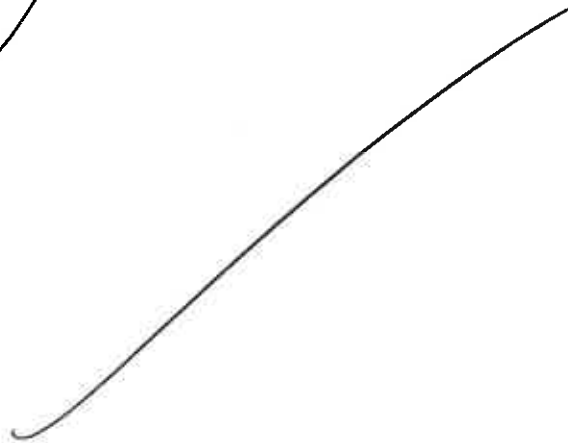
Telephone number:

Email address:





Blank



From:Gerwyn Owen

Sent:Tue, 7 Nov 2017 15:21:18 +0000

To:Andrew Johnson (R and E)

Subject:17-01230-OUT Garage Site Behind 39 to 81 Hall Green Street [NOT PROTECTIVELY MARKED]

NOT PROTECTIVELY MARKED

Hi Andy

Please see my Transportation comments below with regards to the “Proposed Residential development for up to six units (outline application all matters / details reserved)” at the Garage Site Behind 39 to 81 Hall Green Street:-

Site Location \ Accessibility:

- This site is located in an area that has been identified as being outside of a ‘highly accessible’ area according to the criteria set out in Wolverhampton’s Unitary Development Plan, but having access to a Basic Bus Service.

Site Access \ Visibility:

- The existing Garage Site is served by 2 accesses, 1 directly off Hall Green Street and 1 off an adjacent Garage Site leading to Hall Green Street.
- On the basis that the adjacent Garage Site could be developed at some point in the future, I would suggest that for this Planning Application the access directly off Hall Green Street should be viewed as the only access to the development.
- The carriageway to the proposed development site must be wide enough for 2 opposing cars to be able to pass each other, so the road width should be an absolute minimum of 4.1 metres wide on the straight section and wider around the bend.
- There must also be a minimum 1.8 metre wide footway on at least one side, but preferably both sides of the carriageway.
- Cars must be able to turn around within the site boundary. Vehicles reversing out of the development onto Hall Green Street will not be considered.
- Any gates on the access road should be set back a minimum of 6.0 metres from the back of footpath of the adopted highway.

Car Parking:

- All car parking generated by the development must be accommodated within the site boundary.
- I would expect 2 and 3 bedroom dwellings at this location to generate a parking demand for 2 car parking spaces each and 4+ bedroom dwellings to generate a parking demand for 3 car parking spaces.
- Tandem parking arrangements are not the preferred option, but will be considered for the small number of dwellings at this location.
- Tandem parking driveways should preferably be 10.0 metres long, but can be an absolute minimum of 9.5 metres long.
- Single width driveways should be a minimum of 2.6 metres wide, or 3.2 metres wide if a path is included, or 3.0 metres wide if there is a separate path. Double width driveways should be a minimum of 5.2 metres wide, or 5.8 metres wide if a path is included, or 5.6 metres wide if there is a separate path.

Layout:

- The City of Wolverhampton Council will adopt a new road serving more than 5 dwellings, as long as it is designed and constructed to the adoptable standards as set out in the Highways and Transportation Technical Guidance Note.
- Therefore this development may be private, but it should still be designed so that:-
 - The layout is safe (both in terms of road safety and personal safety),
 - It is accessible to all likely vehicle and other users, including those with impaired mobility, and
 - Suitable long-term maintenance arrangements are in place.
- Small areas of grass \ trees \ planting are difficult to maintain, so they should be allocated to houses or long term maintenance agreements should be in place.

Refuse Collection \ Bin Store:

- Refuse Collection should only be carried out within 25 metres of the public highway.
- Any dwellings in excess of the 25 metres will need a bin store located in an easily accessible location for the Refuse Collection Operatives to access.

- The location of any bin store will need to be shown on a submitted drawing and approved. The design of any bin store can be conditioned.

Electric Vehicle Charging Point (EVCP):

- 1 Electric Vehicle Charging Point must be installed for each house and should comply with EN 62196-2 (J1772) Type 2, Mode 3, 7 pin, 32 amp, 7Kw.

Postal Numbering:

- Should the application be granted, I have been asked to request that a note be included in the decision notice advising the applicants to contact the Transport Strategy Section on 01902 555722 or transport.strategy@wolverhampton.gov.uk to obtain unique postal addresses for the properties.

Conclusion:

Further to the issues I have raised above being addressed, I would have no Transportation objection to this Planning Application.

I hope these comments help. Please don't hesitate to come back to me should you require any further information or should you wish to discuss these comments in any more detail.

Regards

Gerwyn Owen

Professional Lead - Transport Development

Tel. Office: 01902 555724

[E-mail: Gerwyn.Owen@wolverhampton.gov.uk](mailto:Gerwyn.Owen@wolverhampton.gov.uk)

City of Wolverhampton Council



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