



SCREENING OPINION

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND & WALES) REGULATIONS 1999

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SITE – Land between Howard Street, Byron Street, Russell Street and Stoney Stanton Road, Coventry

DESCRIPTION OF DEVELOPMENT – Demolition of existing medical centre and erection of replacement 2-5 storey medical centre with service yard and surface level car parking.

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This proposal falls within Schedule 2 Category 10b of the above Regulations (an 'Infrastructure Development Project') & therefore the City Council is charged to assess (a "screening opinion") whether the above development is likely to have significant effects on the environment such that the application should be accompanied by an Environmental Impact Assessment in the form set out in Part I & II of Schedule 4 to those Regulations.

This screening opinion has been undertaken in accordance with the selection criteria set out in Schedule 3 to the Regulations.

SENSITIVE AREA

The site is not a Sensitive Area as defined by Regulation 2(1).

CHARACTERISTICS OF DEVELOPMENT

Description

The site is located on an edge of city centre site adjacent the former Coventry and Warwickshire Hospital. It is located on a major radial route into the city and measures approximately 0.57 hectares. The proposal includes the demolition of an existing 1970's two storey brick built medical centre and its replacement with a 2 –5 storey building to house a range health facilities and services. Of contemporary design the new building will provide approximately 10,000 m² of accommodation. The proposed uses would fall predominantly within Class D1 use (Non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987 [as amended].

The development would also remove an existing 143 space public surface level car park and provide for up to 70 surface level spaces dedicated for the new health facility.

Analysis

The demolition of the existing building would produce waste and cause nuisance however this will not be of a scale or nature to be considered unusual or more than of local impact;

Although there will be an intensification of development on the site the nature of the use and the scale and form of the development is that which would be expected for such an edge of city centre site in close proximity to buildings of a similar scale and it is not expected that the proposal is likely to result in unexpected or unusual environmental impacts or raise issues that would be considered more than of local significance (i.e. urban design, impact on adjacent properties etc).

Car parking provision will be reduced as part of the proposals so any impact is likely to be only on the immediate local highway network surrounding the site.

The nature of the uses may result in the need for specialist waste management but in view of the existing use and the scale of the proposed use it is not considered that such issues would be significant.

Finally in view of the uses proposed the development is not expected to have any particular or material impact on the use of natural resources, waste production, pollution/nuisances or risk of accidents regarding any substances or technologies used.

In conclusion the scale and form of the proposals raise no issues that can be considered more than of local significance.

LOCATION OF DEVELOPMENT

Description

The site is bounded on all sides by public highway namely Stoney Stanton Road to the east, Howard Street to the north, Russell Street to the west and Byron Street in the south. A public footpath crosses the site and this would be stopped-up as part of the proposals.

The proposal is located in an area that has been previously developed and is surrounded by a variety of existing commercial uses.

The site lies to the north of and is adjacent to the former Coventry & Warwickshire Hospital complex which is now largely vacant and awaiting re-development although part of the site has been recently occupied by the new three-storey mental health unit.

To the west is a row of small commercial properties and two-storey terraced houses.

To the north are two storey-terraced housing, three storey apartments and Methodist Church.

To the east are the new three-five storey City College and a modern single storey retail unit and three-storey apartments block

The site is not known to contain unusual or extensive contamination.

Part of the site falls within Flood Zones 2 & 3 as defined by the Environment Agency.

The site is unlikely to contain archaeological remains other than those of local significance.

The site contains a number of mature trees on the Stoney Stanton Road frontage but none are of the subject of a Tree Preservation Order.

Analysis

A mixture of uses surround the site with a predominance of fairly large-scale public institutional buildings, therefore the proposal is located in an area where the type of uses and scale of development proposed already exists.

The site was previously developed and there is no indication that the site has any significant ecological importance. The site is not known to contain any important archaeological remains nor is it within a Conservation Area.

There is no evidence to suggest previous significant industrial use on any part of the site and therefore it is not expected that the site will have extensive or problematical soil contamination.

A relatively small part of the site is within an identified Flood Zone Area however as the proposal is for a replacement building on the site there is no appreciable change in circumstances or impact.

The site is not located within an Air Quality Management Area.

The development will not have any effect on natural resources or the natural environment and it is not anticipated that any of the uses will be noisy. Although the types of waste to be produced may be unusual they would not be dissimilar in type or amount to that already produced by the existing use and therefore could not be satisfactorily absorbed in the local environment through appropriate design and limiting mitigation measures.

The area as a whole is not one of more than local historic, cultural or archaeological interest.

CHARACTERISTICS OF THE POTENTIAL IMPACT

The development does not exceed any of the indicative thresholds set out in Annex A to Circular 02/99 for such urban development projects. Furthermore the redevelopment is not of a significantly greater scale than the existing use nor the types of impact markedly different. The location of the development and the sites existing uses and development scale, indicates that the proposal will not have an urbanizing effect and will be situated in a sustainable location.

Neither the site nor the surrounding land is environmentally sensitive or contain high levels of contamination and the proposal will not result in any appreciable increase in traffic, emissions or noise

It is considered that in view of the scale, location and form of the development its impact will be no more than local. The proposals are not considered to have impacts of substantial extent, magnitude or complexity. Construction impacts will of course be short lived.

CONCLUSION

For the following reasons and under delegated powers it is determined that an Environmental Impact Statement is **NOT REQUIRED** for the above development:

- 1] The site is not within a "sensitive area" as defined by Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England & Wales 1999)
- 2] The environmental impact would not be of more than local significance;
- 3] The developments proposed are not in themselves environmentally sensitive or located in environmentally sensitive locations. There are no environmentally sensitive locations within the immediate vicinity. .
- 4] The traffic impact is unlikely to impact on the wider locality and the development would not result in unusually complex or potentially hazardous environmental effects.

DECISION DATE: 6 January 2009



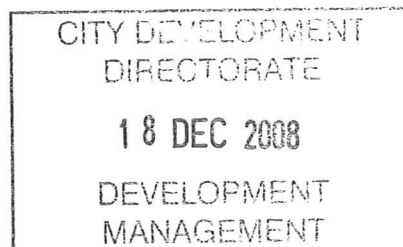
Signed:

City Planning Manager

RAD/SH/CL01
16th December 2008



City Development Directorate
Coventry City Council
Development Regulations – Planning Control
Civic Centre 4
Floor 2
Much Park Street
Coventry
CV1 2PY



FOR THE ATTENTION OF IAN PROWSE

Dear Sir,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999:
REGULATION 5 – REQUEST FOR SCREENING OPINION OF THE LOCAL PLANNING AUTHORITY
LAND BETWEEN HOWARD STREET, BYRON STREET, RUSSELL STREET AND STONEY STANTON ROAD, COVENTRY

We are writing to request a Formal Screening Opinion of the Local Planning Authority in relation to the proposed development of the above land for a Medical Centre. In accordance with Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, we provide the following;

1. A plan sufficient to identify the site;
2. A brief description of the nature of the development and its possible effects on the environment, including draft site and floor plans.

Description of the Proposed Development

As part of a LIFT project (Local Investment Finance Trust) with NHS Coventry Coventry Care Partnerships Ltd is applying for full planning permission for a multi-agency medical centre on a 0.57ha site defined by Howard Street, Byron Street, Russell Street and Stoney Stanton Road, Coventry.

The site is currently occupied by the Hillfields Health Centre (land owned by NHS Coventry) and a surface car park (Russell Street) which is currently owned by Coventry City Council and operated by NHS Coventry.

Kingsley House, 63 Holly Walk,
Leamington Spa, Warwickshire CV32 4JG

Tel: 01926 430301 Fax: 01926 470481 E-mail: stonplan@primex.co.uk www.stoneleighplanning.co.uk

Company No: 4693828, incorporated in Cardiff • Directors: A.S. Jones and R.A. Dunnett • Registered Office: 12 Buttercup Close, LE19 3DW.

The proposed development would consist of 2 to 5 storey building, a service yard and a surface car park for approximately 65 -70 cars. It is intended that a public footpath running north to south through the middle of the site would be closed. The building will have a gross internal floor area of approximately 9950m² (107,104 sqft) and accommodate outpatients, phlebotomy, physiotherapy, podiatry, clinical suites, dentistry, G.P.'s, psychology and sexual health.

The draft floor plans attached, are current at the time of issue, but are subject to further change through design development.

The 2 storey element of the building would front the housing on Howard Street. The 5 storey element of the building would front Stoney Stanton Road and Byron Street as shown on the birds views of proposed building attached.

The site forms part of the Coventry and Warwickshire Site as identified on the City Centre Inset Map of the Coventry Development Plan 2001. As such, Policy CC45 applies and we can confirm that the proposals would comply with this policy.

Policy CC45 states that;

“In the event that the Coventry and Warwickshire Hospital site is no longer required for an NHS Hospital, and to the extent that it is not required for other NHS purposes, then redevelopment for a mix of uses, including a substantial housing element, employment uses and social and community uses will be sought.”

Para 11.113 states that;

“Any redevelopment proposal for the Coventry and Warwickshire Hospital site will need to satisfy the City Council as to the extent of the site no longer required for use as a hospital or any other NHS health care facility.”

Para 11.114 states that;

“So far as the Coventry & Warwickshire Hospital site is not required for health care facilities, then it should be used for a mix of uses which will help to generate this area of Coventry. A mix including a substantial housing element, employment and social community uses will be sought. The quality and form of development will be important, particularly having regard to the relationship of the site with the rest of the City Centre and the surrounding area including the Foleshill Road, Swanswell Pool and nearby land uses.”

Regulatory Background

The 1999 Regulations require that an Environmental Impact Assessment (EIA) be undertaken in relation to Schedule 1 Projects and Schedule 2 Projects which are likely to have significant effects on the environment by virtue of factors such as nature, size and location. The proposed development is not a Schedule 1 development, and in

respect of Schedule 2, it falls within the description of development Sub-Section 10 "Infrastructure Projects" being an urban development project of over 0.5 hectares in area. In this case we do not believe that the impact of that development would be so great as to justify the requirement for the Environmental Impact Assessment.

We are aware that a Local Authority on receiving the request for a Screening Opinion shall, if they consider that they have not been provided with sufficient information to provide an opinion, require additional information. Should this be the case, we would ask that you contact us as soon as possible.

This letter represents a formal request concerned to Regulation 5 of the 1999 Regulations for the Council to adopt a Screening Opinion in relation to the proposed development.

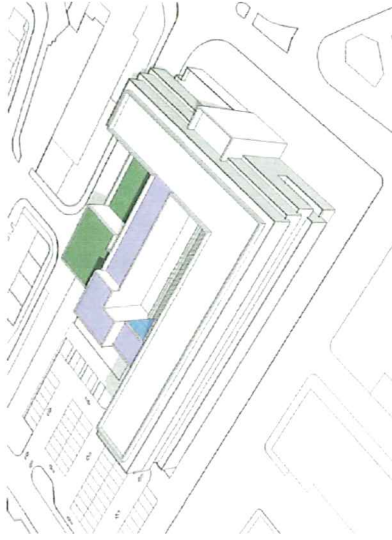
We look forward to receiving the Council's Screening Opinion within a 3 week period provided for in Regulation 5 (4) of the 1999 Regulations.

Should you require any further information in relation to this request, please contact Richard Dunnett at the above address.

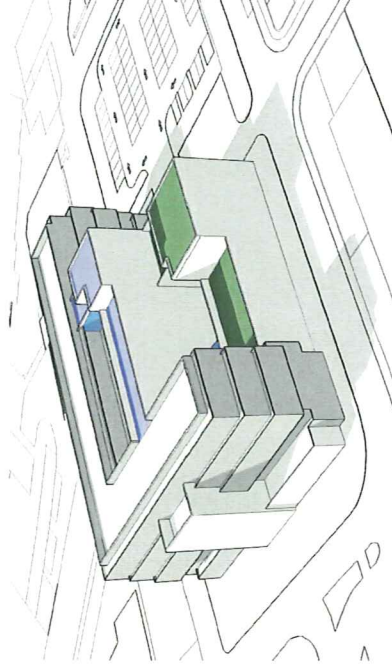
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Richard Dunnett', with a stylized flourish at the end.

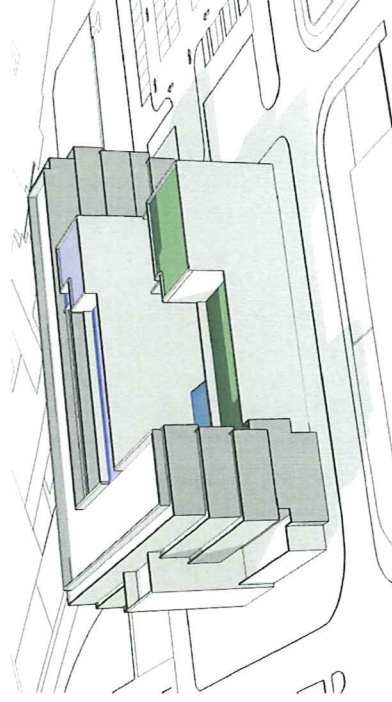
RICHARD DUNNETT
DIRECTOR



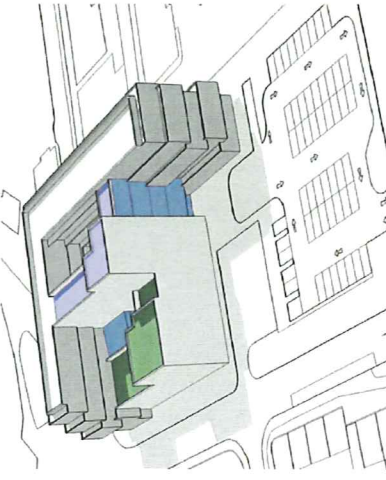
BIRDS VIEW
SOUTH-WESTERN & SOUTH-EASTERN FACADES



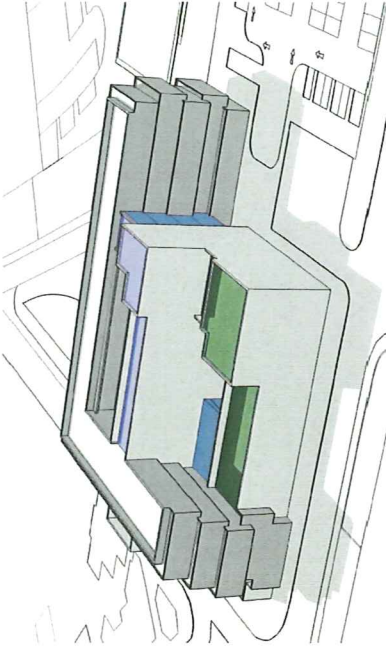
BIRDS VIEW
NORTH-EASTERN AND SOUTH-EASTERN FACADES



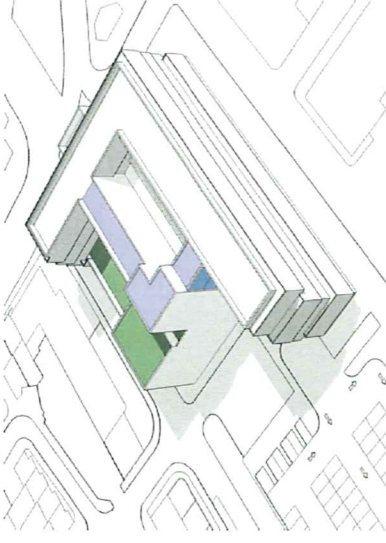
BIRDS VIEW
NORTH-EASTERN FACADE



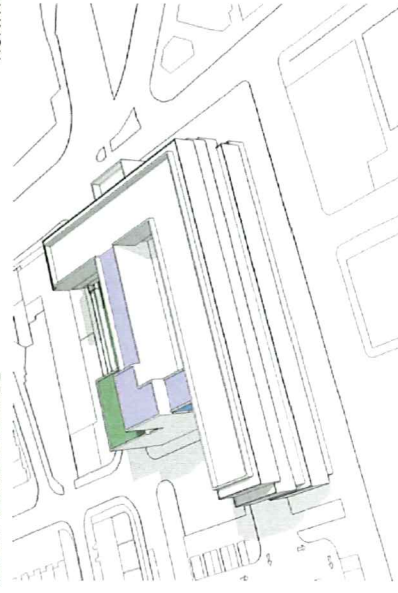
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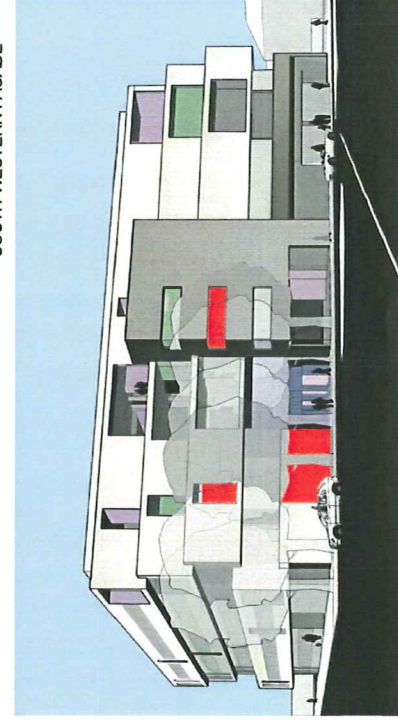
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NORTH-EASTERN FACADE



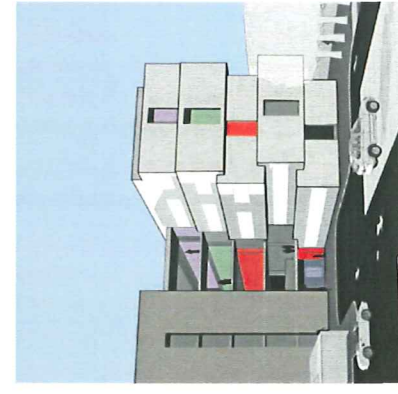
BIRDS VIEW
SOUTH-WESTERN FACADE



BIRDS VIEW
SOUTH-WESTERN FACADE



PEDESTRIAN VIEW
SOUTH-EASTERN FACADE



PEDESTRIAN VIEW
NORTH-WESTERN FACADE

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Architects to be informed of all discrepancies in
Contractor to check all dimensions on site
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Revision	Date	Drawn / Approved By	Signature
P1	31/10/06	PREL ISSUE	CT
P2	04/12/08	Update - including with notes	CT



OPTION A

KEY	proposed level
11.800	existing level
12.000	building entrance / exit
12.200	proposed external paving

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ARCHITECTS LLP
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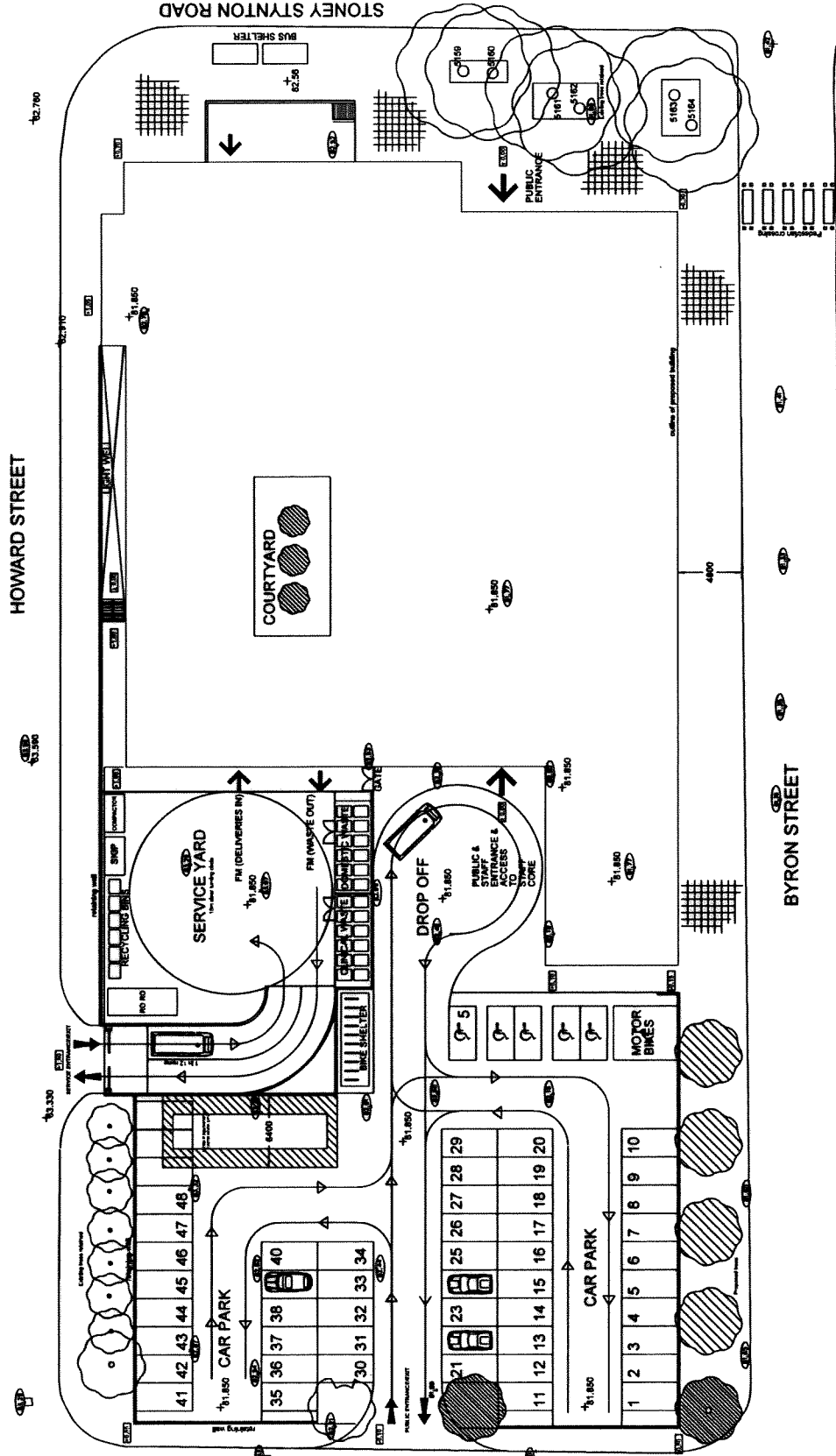
COVENTRY CITY CENTRE LIFT

Drawn	1:1:200
Checked	0803
Project	PRELIM
Date	04/12/2008
Drawn	CT
Project	0803(12)001
Date	P2

HOWARD STREET

BYRON STREET

RUSSEL STREET



Section	Date	Details / Assessed By	Signed
P1	22/10/06	COST CHECK 1	CT
P2	03/11/06	CONCRETE FLOORING FOLLOWING MEETING 23/10/06	CT



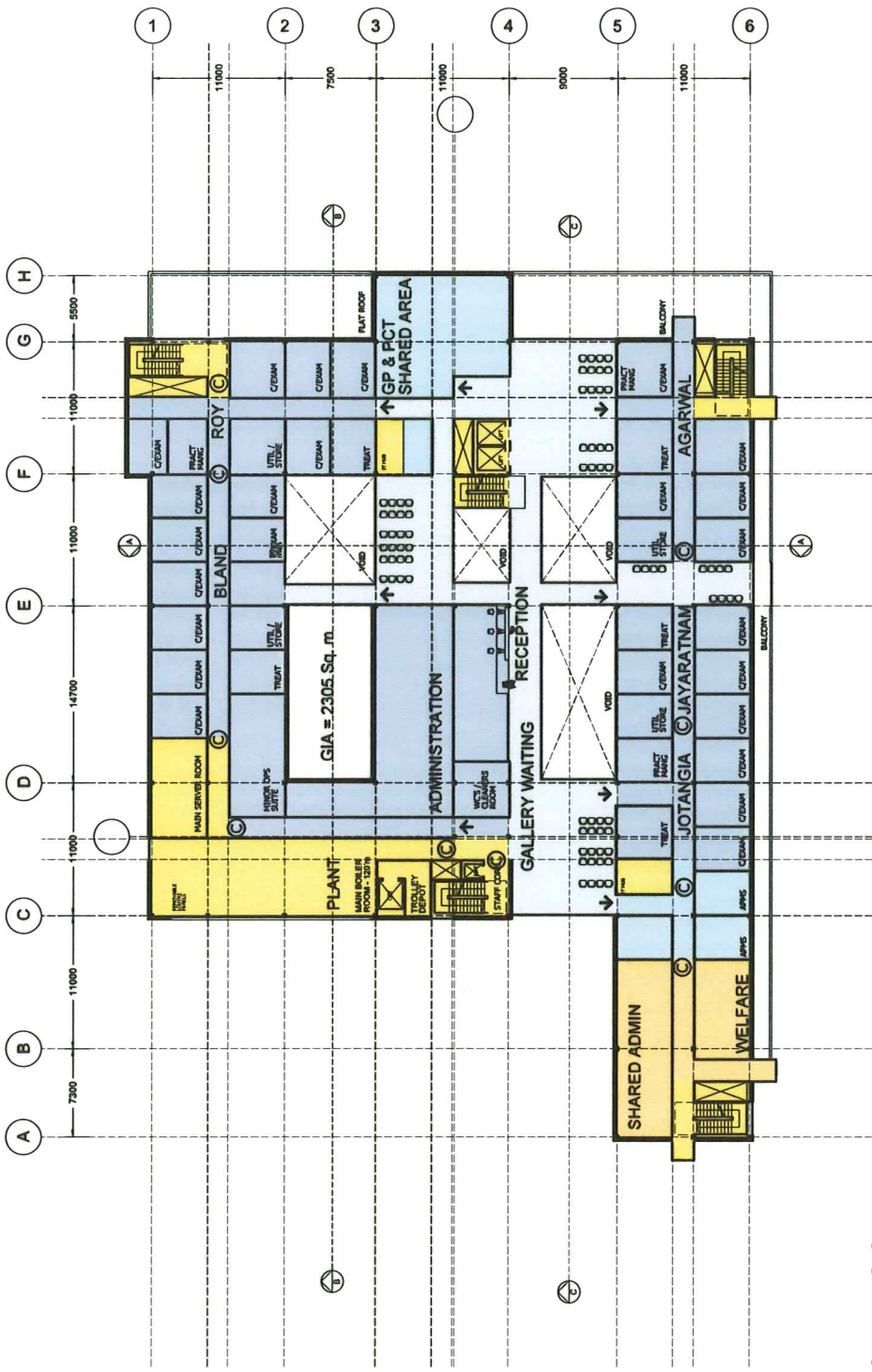
Kirkman House, 12-14 Whitfield Street
London W1T 2RF
Tel: 020 7580 8861
Fax: 020 7580 8871
www.si-arch.co.uk

Drawn Title	Scale	
GROUND FLOOR PLAN	1 : 200	
	Job No	0803
Drawn By	Status	Date
MP	PRELIM	22/10/2008
	Revised	
	CT	

0803(22)000	P2
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Revision	Date	Drawn / Approved By	Checked
P1	22/10/08	COST CHECK 1	CT
P2	22/10/08	AMENDED BALCONY	CT
P3	08/11/08	AGARWAL'S FOLLOWING PCT REVISIONS TO BE	CT



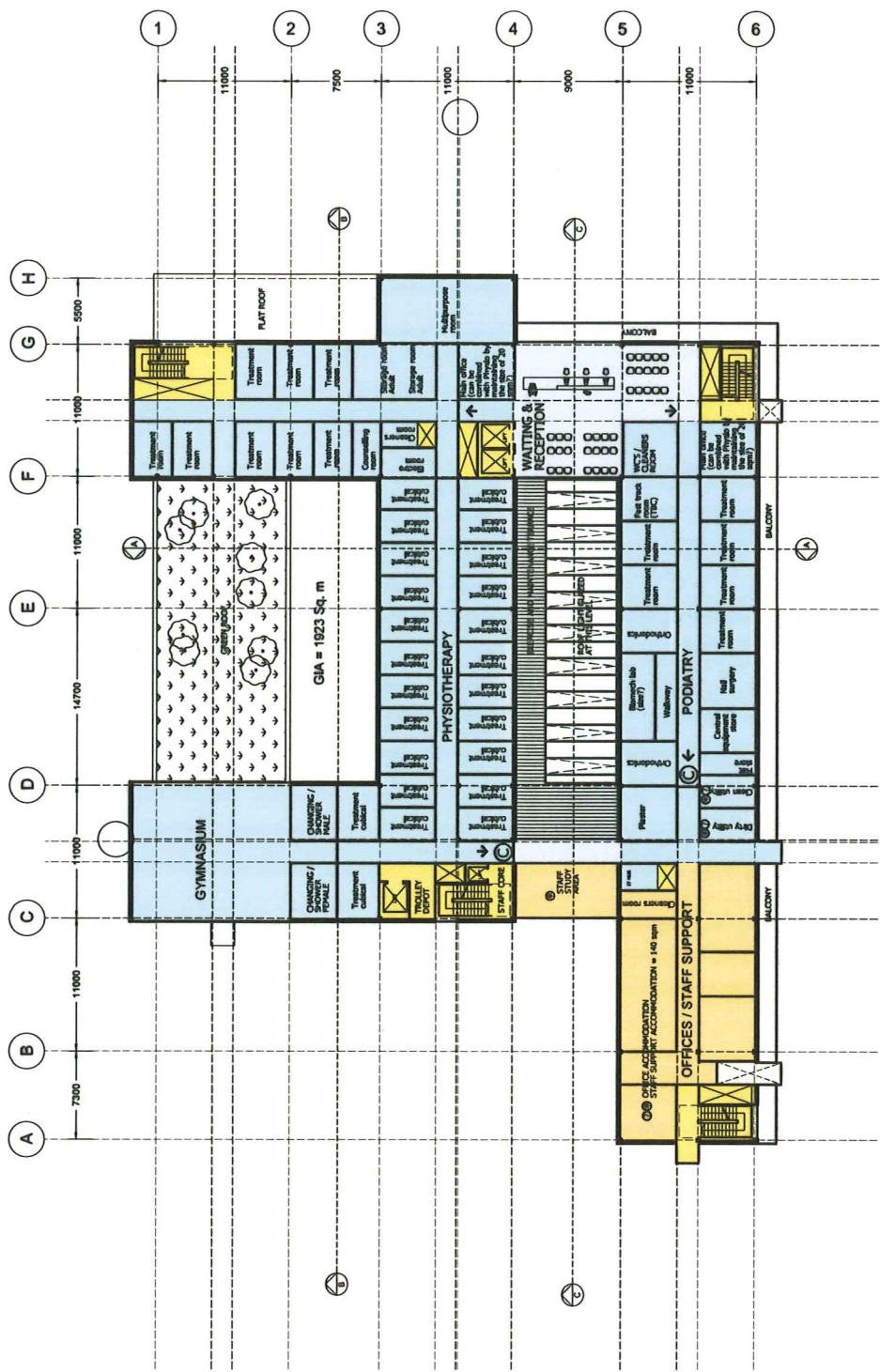
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Kirkman House, 2-14 Whitfield Street
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Project Title

COVENTRY CITY CENTRE LIFT

Drawing Title: 1-200
Job No: 0803
Drawing No: 0803
Scale: 1:100
Date: 22/10/08
Rev: 001

0803(22)001

P3



NOTE 1 - AVAILABLE SPACE ON 2ND FLOOR FOR OFFICE ACCOMMODATION
AND STAFF SUPPORT ACCOMMODATION = 140 sqm

NOTE 2 - SHADING POSSIBILITIES OF STAFF AREAS AND THEIR IMPACT ON THE AREAS TO BE CLIMATED.

SHEDS KEY
ACCESS CONTROL
SHARED ROOM
DEPARTMENTAL ENTRY

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Revision	Date	Created / Amended By	Signed
P1	22/10/08	COPT CHECK 1	CT
P2	03/11/08	COPT CHECK 2 REVISIONS TO 10/08/08 REVISIONS TO 10/08/08	CT

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Tel: 024 7560 8881
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Email: info@sonnemantoon.co.uk
Project Name: COVENTRY CITY CENTRE LIFT

Drawing Title: THIRD FLOOR PLAN

Scale: 1:200

Job No: 0803

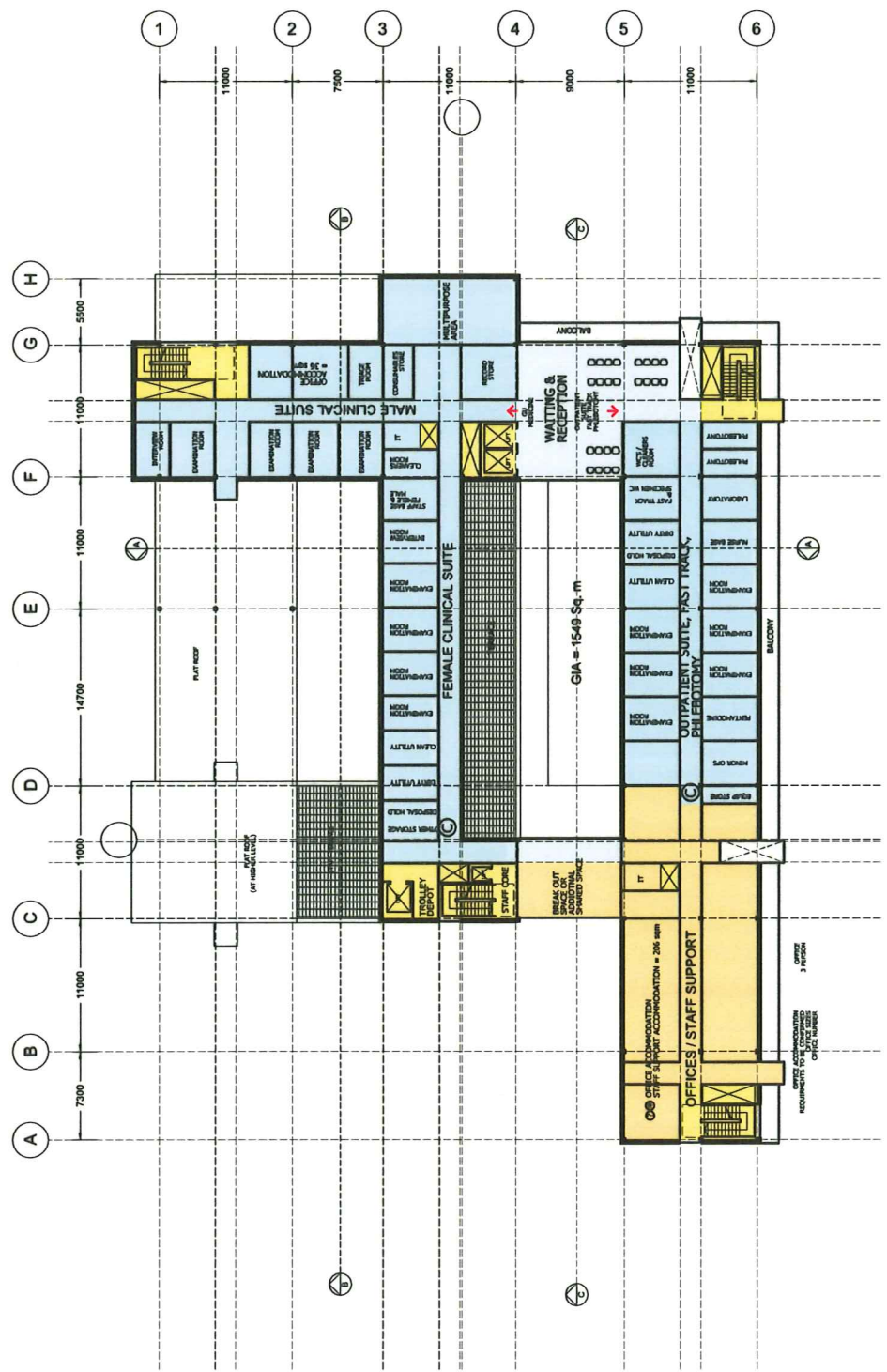
Drawn By: JHELM

Check By: JHELM

Date: 22/10/2008

Rev No: 0803(22)003

P2



NOTE 1 - AVAILABLE SPACE ON TWO FLOORS FOR OFFICE ACCOMMODATION AND STAFF SUPPORT ACCOMMODATION = 202 SQM, REQUESTED AS PER S4A 314 SQM

NOTE 2 - SHARING POSSIBILITIES AND THEIR IMPACT ON THE AREAS TO BE CLARIFIED.

SYMBOLS KEY

- OFFICE ACCOMMODATION
- STAFF SUPPORT ACCOMMODATION
- ACCESS CONTROL
- SHARED ROOM
- DEPARTMENTAL ENTRY

Revision	Date	Drawn / Approved By	Signal
P1	25 10 08	COST CHECK 1	C1
P2	01 11 08	FORMAL ISSUE FOLLOWING PCT MEETING 28 10 08	C1

COVENTRY CITY CENTRE LIFT

Drawing Title		Scale		1 : 200	
FOURTH FLOOR PLAN		Job No		0803	
Drawn MP	Status PRELIM	Signed CT	Date	22/10/2008	

0803(22)004	P2
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SYMBOLS KEY
ACCESS CONTROL
SHARED ROOM
DEPARTMENTAL ENTRY

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Contractor to check all dimensions on site
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Revision	Date	Drawn / Approved By	Checked
P1	22/10/08	CONF CHECK 1	CT
P2	03/11/08	FORMAL DESIGN FOLLOWING PCT REVISIONS 11/11/08	CT

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Project Title
COVENTRY CITY CENTRE LIFT

Drawing Title	Scale	1:200
Roof Plan	Job No	0803
Drawn MP	Checked PRELIM	CT
Date 22/10/2008	Rev No	

0803(22)005
P2

