

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	S73/2017/0902
<b>Site:</b>	Land at Lyons Park, Coundon Wedge Drive
<b>Ward:</b>	Bablake
<b>Applicant:</b>	Goodman Real Estate
<b>Proposal:</b>	Variation of Condition 2 (drawing numbers) and Condition 16 (updated noise report) imposed on planning permission reference FUL/2016/2397 granted planning approval on 19.12.2016 for the erection of a storage and distribution unit (use class B8) with ancillary offices, mezzanine floor, gatehouse, plant and associated infrastructure
<b>Case Officer:</b>	Rebecca Grant

### **SUMMARY**

The application relates to the former Jaguar Cars site at Browns Lane. Planning permission was granted on 24<sup>th</sup> November 2016 for the erection a distribution unit with ancillary offices and associated infrastructure. This application proposes to vary two conditions imposed upon this planning permission. Condition 2 relates to approved drawing numbers and Condition 16 relates to a noise report, the variation is sought in order to make minor changes to the approved scheme which in turn requires an alteration to the noise mitigation.

### **KEY FACTS**

<b>Reason for report to committee:</b>	Representations from more than 5 properties
<b>Conditions proposed to be varied:</b>	Condition 2 relates to drawing numbers and Condition 16 relates to the approved noise report
<b>What do the changes to Condition 2 relate to?</b>	Introduction of second floor mezzanine, alteration to the layout of the car park, minor alterations to the elevational appearance of the unit
<b>What do the changes to Condition 16 relate to?</b>	Updated noise report to take account of alterations to car park, introduction of mezzanine level and planning approval at Highfield House.
<b>Are there any changes to the approved reversing alarms at night?</b>	No – the previous application proposed no tonal reversing alarms at night.

### **RECOMMENDATION**

Planning committee are recommended to grant planning permission subject to conditions.

### **REASON FOR DECISION**

- The proposal is high quality design improving the character of the area
- The proposal will not adversely impact upon highway safety
- The proposal will not adversely impact upon the amenity of neighbours
- The proposal accords with Policies OS3, OS4, OS5, OS9, EM2, EM3, EM4, EM6, EM9, EM9, AM1, AM3, AM9, AM12, AM22, BE1, BE2, BE20, BE21, GE1, GE11, GE14 and GE15 of the Coventry Development Plan 2001, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The application relates to full planning permission reference FUL/2016/2397 which granted consent for a distribution unit in November last year.

This S73 application seeks to vary Condition 2 and Condition 16 of planning permission FUL/2016/2397 relating to the approved documents and plans and the approved noise report.

The application proposes the following amendments:

1. The introduction of second floor plant level/mezzanine alongside external building alteration;
2. Alterations to the northern car park and internal highway arrangement, including:
  - Bus stops to be moved to the south west end to ensure safe movement of the staff within the site;
  - Car park layout to be re-planned to allow bus route to run around the perimeter roadway of car park and to create safer pedestrian routes; and
  - Island design revised to allow for better circulation of HGV's; and
3. Updated Noise Assessment to take into account the alterations to the northern car park, introduction of mezzanine floor area and planning approval at Highfield House.

### **SITE DESCRIPTION**

The application relates to part of the former Jaguar Cars site at Browns Lane in Allesley. That part of the site set aside for employment development has been re-named as Lyons Park and this application is for a site which occupies an area of 12.75 hectares.

The site is bounded to the south east and south west by open countryside which forms part of the Coundon Wedge and is designated as Green Belt. The River Sherbourne runs through these areas of open countryside. Immediately adjacent to these boundaries and outside of the application, but within the ownership of the applicant, are areas of screen tree planting which are covered by a Tree Preservation Order (TPO). Beyond this open countryside lie residential properties on Ramsay Crescent to the south east which are at least 180m from the application site and on Butt Lane to the south west which are at least 180m from the site.

To the north west of the application is the Jaguar Sports & Social Club, beyond which are the residential dwellings on St Helen's Way. To the north east are the recently approved industrial units (FUL/2014/2105). To the north of the site are dwellings which are situated in Seashell Close.

The application site occupies high ground, rising above the open countryside to the south east and south west and also occupies an elevated position above Staircase Lane to the east.

Access to the site is from Coundon Wedge Drive with an access road to service the whole Lyons Park site.

### **PLANNING HISTORY**

There have been a number of historic planning applications on this site; the following are the most relevant:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
55011	Redevelopment of former Jaguar site with a mixed use proposal including B1, B2 units and residential development (outline application discharging means of access comprising internal road network and engineering operations for on-site ground works	Approved 23.11.2009
FUL/2011/1435	Construction of new storage and distribution warehouse (B8 use) with new access, parking and service yard	Refused 21.10.2011
FUL/2016/2193	Earthworks, including cut and fill process for the creation of level ground conditions	Approved 27.10.2016
FM/2016/2397	Erection of a storage and distribution unit (Use Class B8) with ancillary offices, mezzanine floor, gatehouse, plant and associated infrastructure including service yard, internal roads, parking, vehicle pick-up/ drop-off, landscaping, boundary treatment, hard standing and related works	Approved 24.11.2016

## ***POLICY***

### ***National Policy Guidance***

National Planning Policy Framework (NPPF). The NPPF published in March 2012 replaced all previous national planning policy and sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

### ***Local Policy Guidance***

The current local policy is provided within the Coventry Development Plan 2001 (CDP) relevant policy relating to this application is:

- OS3 – Local Area Regeneration
- OS4 – Creating a more sustainable city
- OS5 – Achieving a High Quality City
- OS9 – Access by Disable People
- EM2 – Air Quality
- EM3 – Water Resources and Quality
- EM4 – Flood Risk and Development
- EM5 – Pollution Protection Strategy
- EM6 – Contaminated Land
- EM8 – Light Pollution
- EM9 – Waste Strategy

AM1 – An Integrated, Accessible and Sustainable Transport Strategy  
AM3 – Bus Provision in Major New Developments  
AM9 – Pedestrians in New Developments  
AM12 – Cycling in New Developments  
AM22 – Road Safety in New Developments  
BE1 – Overall Built Environment Strategy  
BE2 – The Principles of Urban Design  
BE20 – Landscape Design and Development  
BE21 – Safety and Security  
GE1 – Green Environment Strategy  
GE6 – Control over Development within the Green Belt  
GE11 – Protection of SSI's, LNR's and Coventry Nature Conservation Sites  
GE14 – Protection of Landscape Features  
GE15 – Designing New Development to Accommodate Wildlife

### ***Emerging Policy Guidance***

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is currently awaited. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

DS1 – Overall Development Needs  
JE1 – Overall Economy and Employment Strategy  
JE5 – Location of R&D, Industrial and Storage/Distribution Development  
JE7 – Accessibility to Employment Opportunities  
GB1 – Green Belt and Local Green Space  
GE1 – Green Infrastructure  
GE3 – Biodiversity, Geological, Landscape and Archaeological Conservation  
GE4 – Tree Protection  
DE1 – Ensuring High Quality Design  
AC1 – Accessible Transport Network  
AC2 – Road Network  
AC3 – Demand Management  
AC4 – Walking and Cycling  
AC5 – Bus and Rapid Transit  
AC7 – Freight  
EM1 – Planning for Climate Change Adaption  
EM2 – Building Standards  
EM3 – Renewable Energy Generation  
EM4 – Flood Risk Management  
EM5 – Sustainable Drainage Systems  
EM6 – Air Quality  
EM7 – Waste Management

### ***Supplementary Planning Guidance/ Documents (SPG/ SPD):***

SPG Design Guidelines for New Residential Development  
SPD Delivering a more sustainable city

### ***CONSULTATION***

No Objections subject to conditions received from:  
Environmental Protection (CCC)

Tree Officer (CCC)  
Highways (CCC)  
Drainage (CCC)  
Urban Design (CCC)  
National Air Traffic Service  
West Midlands Fire Service  
Environment Agency

At the time of writing the report formal comments have not been received from:  
West Midlands Police  
Ecology  
Severn Trent  
Centro

Immediate neighbours and local councillors have been notified; 10 site notices were posted around the site on 06/06/2017. A press notice was displayed in the Coventry Telegraph on 01/06/2017.

246 representations have been received objecting to the proposal. The following representations have been received raising the following material planning considerations:

- a) Will additional noise insulation be provided to those properties that will be affected by the potential noise disturbance?
- b) The previous noise mitigation bund was ineffective.
- c) Note that the noise measurements were taken in September and May when the trees that boarder the site to the Butt Lane side are in full foliage and offer additional acoustic screening. During the winter months this is not the case.
- d) The following questions have been raised with regards to the noise report:

Section 5 – why has there been no assessment along Butt Lane when this was used on the previous survey?

Section 5.3 page 19 – suggest that the timing of shift changes be further examined.

Section 5.3 page 19 – like to see more details about where the point or line sources for traffic noise have been located within the model.

Section 5.4 – fixed plant noise limits. Given the lack of details as to the plant to be included, what assurances have there been that these limits on plant noise will be followed?

Section 5.5 – Is this normal day traffic? What is the effect on road traffic noise during night time period?

Section 6 – what assurances have there been that these mitigation measures will be implemented?

Section 6 – any improvement to the double glazing will be drastically reduced during the summer months when windows are often open during the night.

The following representations have been received raising material planning considerations but not for consideration under this application:

- e) The use of reserving alarms at night will make the development intolerable upon residents, particularly as the site will operate 24 hours a day, 7 days a week.
- f) Health and Safety measures concerning safe vehicle movements have not suddenly changed. Believe that the original information and statements made in

relation to the use of non-tonal reversing alarms at night was deliberately inaccurate, misleading and without the proper consideration of current H&S guidance.

- g) Although reversing tonal alarms are common place in commercial and logistic parks, the business here needs to remember that they are in the middle of a residential area. Could exclusion zones be set up around the bays and a banksman be employed?
- h) White noise reversing alarms must be installed on all vehicles.
- i) As very close neighbours to Townsfield, the night noise rating levels there are already predicted to exceed background noise levels by 5dB. Adding to this level of noise pollution by allowing reversing alarms is unacceptable.
- j) The plot is much nearer to housing than the previous Jaguar plant and the edge closest to residents was offices and car parking for staff so not in used for 24 hours a day.
- k) Questions the reduction in the number of jobs generated by the development.
- l) To reduce anti-social noise being created from its operation, the previous occupant of the site (Jaguar Cars) had lowered an area of the site by some 6m. The current occupier has back-filled this area creating a facility that will be seen through the deciduous screening. How many more requests/relaxations?

The following representations have been received raising the following non-material planning considerations:

- m) The development will make our houses unsellable.

An online petition has been submitted signed by over 200 people. The petition states the following:

“We ask Coventry Council Planning Committee to refuse application S73/2017/0902 for Amazon Warehouse, Lyons Park, which would amend conditions allowing lorries to use reversing alarms throughout the night. This is on the grounds of noise nuisance and health to local residents who should to be able to sleep in their own homes undisturbed.

When Amazon was given permission last November for their warehouse and up to 500 Lorries every 24 hour period, strict condition were put on this so that during the night lorries couldn't use their reversing alarms. This was out of respect for local residents. This application is to vary that condition so that alarms can be used continually throughout the night. We ask that it is rejected.”

A further petition has been submitted with 46 signatures objecting to the application, it states:

“We the undersigned ask Coventry City Council Planning Committee to refuse application S73/2017/0902 for Amazon Warehouse, Lyons Park, which would amend conditions allowing lorries to use reversing alarms throughout the night. This is on the grounds of noise nuisance and health to local residents who should to be able to sleep in their own homes undisturbed”.

Councillor Birdi objects to the principle of changing the condition as imposed at the time of the approval of the application.

Councillor Singh objects to the application due to the likely noise impacts on residents which are unacceptable during night time hours. There needs to be conditions in place to

ensure there is no such disturbance at night due to alarms, vehicle noise, traffic disruption and noise from working activity.

Any further comments received will be reported within late representations.

### **APPRAISAL**

The principle of the development has been established through the granting of planning permission FUL/2016/2397 for the distribution unit and associated infrastructure. It should be noted that there are many comments that relate to matters that are not for consideration in this application. Given that the principle has been established, the appraisal will only focus on the information that has been submitted to vary Conditions 2 and 16 and matters relevant to it.

Condition 2 lists the approved drawing numbers.

Condition 16 reads “The development hereby permitted shall proceed in accordance with details contained within Section 6.2 of the Noise Assessment prepared by Ramboll Environ. Once implemented the details contained within the Noise Assessment shall thereafter be retained”.

The reason for the condition reads “In the interest of protecting the amenity of future occupiers of the development and occupiers of nearby properties in accordance with Policy EM5 of the Coventry Development Plan 2001”.

The main issues in determining this application are therefore firstly the acceptability of the changes in drawings reflecting amendments to the design and layout of the site and secondly amendments to the noise report.

### **Changes to the design and layout**

Condition 2 lists the approved drawing and documents. The table below compares the approved drawings against the proposed with a brief explanation of the changes

Approved drawing/document	Amended plan reference	Amendment
Noise Assessment prepared by Ramboll Environ	UK15-23526_Noise Impact Assessment April 2017	Updates on mitigation section for the alterations to the northern car park, introduction of mezzanine floor area and update on the height of Highfield House.
Site Plan 3726-4-100P8	3726-4-A100P23	Revised car parking layout
Unit Plan 3726-4-A200P8	3726-4-A200P29	Introduction of second floor plant level to hubs alongside external building alterations including louvers
Office Plan 3726-4-A201P6	3726-4-A201P28	Introduction of second floor plant level to hubs alongside external building alterations including louvers
Roof Plan 3726-4-A202P4	3726-4-A202P15	Introduction of louvers second floor plant level
Elevations and Sections 3726-A301P10	3726-A301P23	Bridge tower reduced in height by approximately 2.6m
Plans Hub Offices	3726-4-A207P6	Not previously submitted

Stair pods		
Unit Plan	3726-4-A208p5	Not previously submitted
Unit Plan	3726-4-A209P4	Not previously submitted
External Lighting Layout	Rev B	Plan not previously submitted (takes into account revised car park layout)
External Lighting Layout	Rev B	Plan not previously submitted (takes into account revised car park layout)

The alterations to the car park layout are to ensure the safety of passengers and drivers within the site. The alterations include changing the orientation of the car parking spaces and amending the position of the bus and taxi drop off area to ensure that it is closer to the distribution unit.

The proposals to the unit will amend the external envelop of the building by the addition of a second floor extension to the approved projecting 'hubs' located on the north east and south west elevations. Whilst the height of these sections will be increased, they will not project above the height of the building and they only relate to a small section of the overall building.

The introduction of the second floor plan level will increase the total floorspace by 2.6% which represents a minor scale change. The changes help to facilitate the operational activities of the future occupier.

It is not considered that the amendments to the layout of the car park layout and the elevational changes to the unit will materially adversely impact upon the overall design of the scheme or the amenity of neighbouring properties.

The agent has confirmed that the additional floorspace will be occupied by machines/robots and consequently the traffic impact associated with the proposal is not materially different to the flows previously assessed through the full planning permission. As such, the proposed amendments will not have any transport impacts on the highway network.

The Highway Officer has raised no objections to the proposed changes stating that the impacts of the development are not severe.

Overall, the design has sought to balance the institutional requirements of this type of development with the need to minimise impact on the environment, and ensure the building is well integrated within the existing industrial park.

#### ***Changes to Condition 16 relating to the noise report***

CDP Policy EM5 states that proposals which could result in the pollution of water, air or ground or pollution through noise, dust, vibration, smell, light, heat or radiation will only be permitted if the health, safety and amenity of the users of the land and neighbouring land and the quality and enjoyment of the environment are assured.

The approved Noise Report (prepared by Ramboll dated September 2016) for the scheme confirmed the following levels of mitigation to allow acceptable operation:

- 5.5m high cantilevered barrier along the north-western edge of the car park (top 2m of the barrier cantilevered 1m into the site);
- 6m high barrier/bund along the entire south-western edge of the service years;



- 3m high barrier on top of bund adjacent to sprinkler tanks; and
- No tonal reversing alarms at night.

The applicant was also prepared to offer the occupants of Townfields and Highfield House improved glazing so that they can better prevent noise from the proposed development from entering their bedrooms at night.

Due to the occupier's operational needs, a further noise assessment has been carried out to confirm the level of additional mitigation required; to ensure that the predicted noise levels associated with the following are acceptable and in accordance with noise legislation:

- i) The ability to use the mezzanine for installation of plant; and
- ii) Operational changes to the parking and internal highway layout.

The updated noise report submitted in support of the application confirms that these changes are acceptable with regards to noise, with the following revised mitigation measure that is already set at 3m in total height (as per the approved scheme):

- i) Inclusion of a 5.25m high barrier on top of the bund adjacent to sprinkler tanks.

The application therefore proposes to amend the wording of Condition 16 to ensure that the development is in accordance with the amended noise report – *“The development hereby permitted shall proceed in accordance with details contained within Section 6.2 of the Noise Assessment prepared by Ramboll Environ (ref. UK15-23526\_Noise, Issue No. 6, April 2017). Once implemented the details contained within the Noise Assessment shall thereafter be retained”*.

The majority of representations have all raised concern with the use of reversing alarms at night time. The approved noise report permitted the use of non-tonal reversing alarms at night time. This application does not propose to alter this.

Environmental Protection Officers are satisfied with the approach taken in the noise report and suggest the same conditions which were imposed on the original planning approval in relation to mitigation measures, plant noise limits and requirement for a verification assessment to confirm the effectiveness of the mitigation measures once the development is completed. The proposal is considered to be in accordance with Policy EM5 of the Coventry Development Plan 2001.

### **Conclusion**

In terms of the principle of amending Conditions 2 and 16, the application is considered to be acceptable.

Overall the proposals are considered acceptable in terms of their impact upon noise pollution, impact upon trees, impact upon highway safety and urban design and in accordance with Policies within the Coventry Local Plan 2001.

### **CONDITIONS/REASON**

1. The development hereby permitted shall be carried out in accordance with the following approved documents;  
 Planning Statement prepared by Turley Design and Access Statement prepared by Turley Landscape and Visual Statement prepared by pHp Architects Arboricultural Survey and Tree Constraints Plan prepared by Barry Chinn Associates Flood Risk Assessment prepared by Barry Chinn Associates Transport Statement prepared by

Lawrence Walker Ltd Preliminary Ecological Assessment prepared by Ramboll  
 Environ Noise Assessment prepared by Ramboll Environ dated 28.04.2017  
 Air Quality Assessment prepared by Ramboll Environ Energy Statement prepared  
 by Yonder Consulting Land Condition Review prepared by Rambol Environ Lighting  
 Layout and Statement prepared by Hoplophane Site Plan 3726-4-100 P23  
 Location Plan 3726-4-A101 P2 Application Red Line Plan 3726-4-A102 P2 External  
 Materials 3726-4-A103 P7 Unit Plan 3726-4-A200 P29 Office Plan 3726-4-A201  
 P28 Roof Plan 3726-4-A202 P15 Gatehouse Details 3726-4-A210 P2 Elevations  
 and Sections 3726-4-A301 P23  
 Elevations and Sections A3 Viewing 3726-4-A301A P1 Long Sections 3726-4-  
 A400P10 Montage View Sheet 1 3726-4-A401 P5 Montage View Sheet 2 3726-4-  
 A402 P4 Tree Constraints Plan Sheet 1 1703/16 01 Tree Constraints Plan Sheet 2  
 1703/16 012 Tree Retention, Removal and Protection Plan (Sheet 1 of 2) 1703/16  
 03 C Tree Retention, Removal and Protection Plan (Sheet 2 of 2) 1703/16 04 C  
 Illustrative Landscape Concept Plan Sheet 1 1703/16 05 E Illustrative Landscape  
 Concept Plan Sheet 2 1703/16 06 B  
 Illustrative Landscape Sections Sheet 1 1703/16 07 B Illustrative Landscape  
 Sections Sheet 2 1703/16 08 B Highway Standard Details P038-16-0812 2001  
 Typical Cross Section P038-16-0812 2002 GA Access Road P038-16-0812 2003  
 Illustrative Landscape Concept Long Section 09D  
 Unit Plan 3726-4-A208 P5  
 Hub Office Stairpods 3726-4-A207 P6  
 Unit Plan 3726-4-A209 P4  
 Cover letter from agent dated 8 May 2017  
 Email from Matt Royal (Noise Consultant) dated 7 June 2017  
 External lighting layout 4032/E/500B  
 External lighting layout 4032/E/501B

**Reason:** *For the avoidance of doubt and in the interests of proper planning.*

2. The development shall be carried out in full accordance with the materials schedule which was approved under planning permission DC/2017/0314 on 31.03.2017.

**Reason:** *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy BE2 of the Coventry Development Plan 2001.*

3. Notwithstanding the skip and pallet area indicated on drawing 3726-4-A103 P7, no storage shall take place in the open on any part of the site unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** *In the interests of the visual amenities of the locality and adjacent Green Belt and to minimise the potential for noise nuisance to nearby residents from activity within the site in accordance with Policies BE2, GE6 and EM5 of the Coventry Development Plan 2001.*

4. The landscaping including boundary treatment, paving and footpaths as set out on the approved drawings shall be completed in all respects, with the exception of tree and shrub planting, within the first planting season following the first use of any of the units hereby permitted and the trees and shrubs shall be planted within six months of that first use. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the substantial

completion of the scheme shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

**Reason:** *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE2 & BE20 of the Coventry Development Plan 2001.*

5. The unit hereby permitted shall not be occupied unless and until cycle parking and cycle shelters, motorcycle parking and vehicle/pedestrian access from the main site access spine road for that unit have been provided in accordance with the approved application documentation. Thereafter such parking and accesses shall be available at all times for their intended use.

**Reason:** *In the interests of highway safety and the promotion of sustainable transport choices in accordance with Policy AM22 of the Coventry Development Plan 2001.*

6. The unit hereby permitted shall not be occupied unless and until the access, turning areas and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained, free of loose stone and otherwise constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and these areas shall be thereafter retained and kept available for those uses at all times.

**Reason:** *In the interest of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policy AM22 of the Coventry Local Plan 2001.*

7. If any Travel Plan review identifies the lack of electric vehicle charging points as a barrier to staff travelling by electric car, additional charging points shall be provided within 6 months of the date of that review in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter such electric vehicle charging points shall remain available for use at all times.

**Reason:** *A lower level of electric vehicle charging points are to be provided than the Supplementary Planning Document 'Delivering a More Sustainable City' recommend and therefore additional electric vehicle charging points should be required if there is an identified need with the aim of creating a more sustainable city in accordance with Policies OS4 and AM12 of the Coventry Development Plan 2001.*

8. The unit hereby permitted shall not be occupied unless and until the bin storage facilities for the unit has been provided in accordance with the details approved under planning permission DC/2017/0314 on 31.03.2017. Thereafter such facilities shall remain in place at all times.

**Reason:** *To safeguard residential and visual amenity in accordance with Policies BE2 and EM5 of the Coventry Development Plan 2001.*

9. Construction of the unit hereby permitted shall incorporate all those energy efficiency and renewable energy generation features as detailed in the Energy Statement prepared by Yonder Consulting forming part of the approved application documentation unless otherwise approved in writing by the local planning authority. Thereafter such features shall remain in place at all times.

**Reason:** *To aid sustainable development by ensuring that at least 10% of the development's energy requirements are provided through the on-site generation of renewable/low carbon energy and in the interests of the visual amenities of the area in accordance with Policies OS4 and BE2 of the Coventry Development Plan 2001.*

10. The development shall be carried out in full accordance with the Construction and Management Statement which was approved under planning permission DC/2016/3129 on 15.02.2017.

**Reason:** *In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AM1, EM5 and BE2 of the Coventry Development Plan 2011.*

11. Within 3 months of the development hereby approved being brought into use, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall identify a package of proposed measures and targets consistent with the aim of reducing reliance on the car and encouraging the use of sustainable transport.

**Reason:** *To promote sustainable transport choices in accordance with Policies EM2 and AM1 of the Coventry Development Plan 2001.*

12. The substation and meter housing, gas governor meters and recycling/refuse areas shown within the curtilage areas on the approved plans shall be erected and remain in place at all times thereafter in accordance with external appearance details to be submitted to and approved in writing by the local planning authority.

**Reason:** *In the interests of visual amenity in accordance with Policy BE2 of the Coventry Development Plan 2001.*

13. The development shall be carried out in full accordance with the drainage details which were approved under planning permission DC/2016/3129 on 15.02.2017. The development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

**Reason:** *To ensure that a satisfactory means of drainage is provided to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policy EM4 of the Coventry Development Plan 2001, the National Planning Policy Framework, the Strategic Flood Risk Assessment 2015, the Local Flood Risk Management Strategy 2015 and the Surface Water Management Plan 2016.*

14. The development shall be carried out in full accordance with the skills and employment plan for targeting and utilising local people for the construction phase which was approved under planning permission DC/2016/3129 on 15.02.2017. The scheme shall be implemented in full accordance with the approved plans.

**Reason:** *In the interests of promoting employment opportunities for local people in accordance with Policy EM10 of the Coventry Development Plan 2001.*

15. The development hereby permitted shall proceed in accordance with details contained within Section 6.2 of the Noise Assessment prepared by Ramboll Environ (ref. UK15-23526\_Noise, Issue No. 6, April 2017). Once implemented the details contained within the Noise Assessment shall thereafter be retained.

**Reason:** *In the interest of protecting the amenity of future occupiers of the development and occupiers of nearby properties in accordance with Policy EM5 of the Coventry Development Plan 2001.*

16. Following completion of the mitigation measures identified in the approved noise report and once the unit is fully operational, a verification report that demonstrates the effectiveness of the mitigation carried out shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** *In the interest of protecting the amenity of future occupiers of the development and occupiers of nearby properties in accordance with Policy EM5 of the Coventry Development Plan 2001.*

17. The development shall be carried out in full accordance with the tree protection measures which were approved under planning permission DC/2016/3129 on 15.02.2017.

**Reason:** *In order to protect and enhance existing trees within the site in the interests of providing an attractive environment in accordance with Policy BE20 of the Coventry Development Plan 2001.*

18. The development shall be carried out in full accordance with the landscape details which were approved under planning permission DC/2016/3129 on 15.02.2017. The development shall thereafter proceed in accordance with the approved details. Any such trees removed, dying, being severely damaged or becoming seriously diseased within 5 years from the substantial completion of the scheme shall be replaced within the next planting season by trees of similar size and species to those originally required to be planted.

**Reason:** *In order to protect and enhance existing trees within the site in the interests of providing an attractive environment in accordance with Policy BE20 of the Coventry Development Plan 2001.*

19. If the development hereby permitted is not commenced within 4 months of the granting of the permission then prior to the commencement of the development (to include vegetation clearance) a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details concerning pre-commencement checks for badgers, reptiles and amphibians, appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The development shall thereafter be carried out in accordance with the approved working practices. Should the application be commenced within 4 months of the granting of the permission works will be carried out in accordance with the relevant ecological recommendations within the following documents 'Construction Environmental Management Plan' (winvic), 'Earthworks Environmental Management Plan' (Ramboll, August 2016), 'Preliminary Ecological Assessment (EPA) (September 2016) and the 'Ecological Summary (Ramboll, August 2016) as

submitted with planning application FUL/2016/2193.

**Reason:** *To ensure no net loss to Biodiversity and compliance with landscaping policies in accordance with policies GE11 and GE15 of the Coventry Development Plan, the NPPF and ODPM Circular 2005/06.*

20. The development shall be carried out in full accordance with the ecological and landscape management plan which was approved under planning permission DC/2016/3129 on 15.02.2017. The agreed scheme shall be fully implemented before/during development of the site as appropriate.

**Reason:** *To ensure no net loss to Biodiversity and compliance with landscaping policies in accordance with policies GE11 and GE15 of the Coventry Development Plan, the NPPF and ODPM Circular 2005/06.*

21. Prior to occupation of the development hereby approved a car park management scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme will include measures to manage car parking arrangements both on and off site. The development shall thereafter proceed in accordance with the approved details.

**Reason:** *In the interests of highway safety and the amenity of occupiers of properties adjoining Fenton Road and to deter street parking within Fenton Road and Browns Lane in accordance with policies AM1 of the Coventry Development Plan 2001.*

22. Prior to occupation of the unit, a skills and employment plan for targeting and utilising local people for the end user opportunities shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.

**Reason:** *In the interests of promoting employment opportunities for local people in accordance with Policy EM10 of the Coventry Development Plan 2001.*

23. Prior to occupation of the unit, a noise assessment using the methodology of British Standard BS4142:2014 shall be submitted to and approved in writing by the Local Planning Authority. The noise assessment shall demonstrate that the cumulative noise rating level from any fixed plant shall not exceed the noise levels set out in table 5.8 of the submitted Noise Report prepared by Rambol Environ dated September 2016 at any time when measures at a distance of 4 metres from the nearest residential façade and shall include details of any noise attenuation measures necessary to achieve this. The assessment will assume that the plant is working at 100% capacity and any corrections for tonal/impulsive noise must be included. The development shall thereafter be carried out in full accordance with the approved details.

**Reason:** *In the interest of protecting the amenity of future occupiers of the development and occupiers of nearby properties in accordance with Policy EM5 of the Coventry Development Plan 2001.*

[3726 4 A100 P23 Site Plan](#)  
[3726 4 A207 P6 Hub stair plans](#)  
[3726 4 A301 P23 Elevations \(2\)](#)