

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	OUT/2020/2438
<b>Site:</b>	Bruker UK, Banner Lane, Coventry, CV4 9GH
<b>Ward:</b>	Westwood
<b>Proposal:</b>	Outline application for 120 new residential dwellings and demolition of existing Bruker UK HQ facility with details of means of access and scale to be discharged and details of appearance, landscaping and layout to be reserved.
<b>Case Officer:</b>	Dean Leadon

## SUMMARY

This is an outline application for demolition of the existing Bruker UK Ltd premises and redevelopment for 120 new residential dwellings. This application deals with the matters of access to the site and the scale of the proposed development. All other matters are reserved for subsequent submissions.

## BACKGROUND

The proposal is to redevelop the land for housing following the relocation of the existing premises to the adjoining parcel of land immediately to the north (planning application FUL/2020/2438 relates). The existing premises have been located on Banner Lane for approximately 30 years but they are outdated and are too large for the current business requirements as manufacturing no longer occurs there. The relocation of the offices will enable Bruker to remain in the area whilst developing a new building that accurately meets their requirements whilst retaining the existing quantum of employees. The redevelopment for housing of the existing Bruker site is considered to be a more efficient use of the land.

## KEY FACTS

<b>Reason for report to committee:</b>	More than 5 representations objecting to the proposed development
<b>Current use of site:</b>	The site currently has an active use as commercial premises
<b>Proposed use of site:</b>	Residential development for up to 120 dwellings

## RECOMMENDATION

Planning committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

## REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will not adversely impact upon the ecology of the site or neighbouring SSSI
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3,H4,H4,H6,H9,HE2, GE1,GE3,GE4,JE7,DE1,HE2,AC1,AC2,AC3,AC4,EM1,EM2,EM3,EM4,EM5,EM

6, EM7 & IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The proposal is for the redevelopment of the site for 120 new build residential dwellings. The proposal includes the demolition of the existing Bruker UK HQ facility which comprises offices, laboratories/workshops and stores. The proposal facilitates the existing vehicular access into the site and identifies 3 distinct areas of open space including an area for on-site drainage/attenuation to the north, an open space area incorporating a play area to the south and a landscaped swath on the eastern boundary.

The matters of access and scale are being considered at this time and the proposal identifies the scale of development throughout the site. Appearance, landscaping and layout being considered at a later date.

### **SITE DESCRIPTION**

The site which is approximately 3 and a half hectares in size is located 5km to the west of Coventry City Centre located between two other sites currently owned by Bruker UK Limited. Immediately to the north is an existing woodland/scrub area this is subject to another application (ref:Ful/2020/2448) being considered by Committee which if approved would be the site of the new Bruker UK HQ facility. Immediately to the south are the land and grounds of Conway Farm. The site is also bounded by Banner Lane to the east and existing housing immediately to the west.

The site currently houses existing commercial premises with a driveway leading from the access on Banner Lane towards carparks located to the front and side/ rear of the existing premises. The remainder of the site is landscaped by grass which demonstrates varying levels with an embankment present on the western end of the site which obscure the premises from the existing housing on this boundary. It is proposed that the embankments will be removed. Trees are located on site, predominantly to the northern and southern boundaries.

### **PLANNING HISTORY**

The planning history on this site is limited to the existing building and various extensions and discharge of conditions associated with the application below:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
FM/2013/0089	Single storey and two storey extension to the existing building, provision of additional car parking, associated landscaping, replacement lighting columns and change of use of existing ménage to facilitate the additional car parking.	Approved 22/4/2013

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF 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 increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) 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 Local Plan 2016, which was adopted by Coventry City Council on 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H6: Affordable Housing

Policy H9: Residential Density

Policy GE1 Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy JE3: Non-Employment Uses on Employment Lane

Policy JE4: Location of Office Development

Policy JE7: Accessibility to Employment Opportunities

Policy DE1 Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC1: Accessible Transport Network

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards

Policy EM3 Renewable Energy Generations

Policy EM4 Flood Risk Management

Policy EM5 Sustainable Drainage Systems (SUDS)

Policy EM6 Redevelopment of Previously Developed Land

Policy EM7 Air Quality

Policy IM1: Developer Contributions for Infrastructure

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

SPG Design Guidelines for New Residential Development

SPD Delivering a More Sustainable City

SPD Coventry Connected

SPD Air Quality

## **CONSULTATION**

No Objections received from:

- Highways England
- Conservation
- Planning Policy
- Highways Development Management
- Urban Design and Landscape
- West Midlands Fire Service
- Housing and Policy Services
- Natural England

No objections subject to conditions/contributions have been received from:

- Economic Development Service
- Education
- Lead Local Flood Authority
- Coventry Ecology
- Environmental Protection
- Clinical Commissioning Group (Health)
- Clinical Commissioning Group (Hospital)
- Archaeology
- West Midlands Police
- Trees
- Streetscene and Greenspaces

At the time of writing the report comments have not been received from:

- National Grid
- Sustainability Energy
- Waste Management
- Sustainable Services Business
- Severn Trent Water

Immediate neighbours and local councillors have been notified; a site notice was posted on 2nd November 2020. A press notice was displayed in the Coventry Telegraph on 5<sup>th</sup> November 2020.

26 letters of objection have been received, raising the following material planning considerations:

- a) That the proposal would impact upon the environment causing air and light pollution, noise and disturbance and litter issues.
- b) That the proposal would harm ecology by the loss of habitat impact upon trees and hedges and the removal of a wildlife corridor also reducing biodiversity.
- c) That the proposal does not appear to consider security measures.
- d) That the proposal would result in drainage and potential flooding problems.
- e) That an alleged issue of overdevelopment of the area would be exacerbated by the proposal.
- f) That the heights of properties fronting banner lane would detract from the visual amenity.
- g) That the proposal would result in a loss of light.
- h) That site levels may be an issue resulting in overlooking and a loss of privacy.

- i) That the proposal would be to the detriment of the users of the highway resulting in too much traffic and car parking overspill and that the one point of access into the site is unsuitable and the proposal lacks traffic mitigation measures.
- j) That alleged existing anti-social behaviour issues would be exacerbated.
- k) That the proposal does not put forward any measures for adequate demolition controls.
- l) That the proposals would be to the detriment of the local economy.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- m) That Bruker should be looking to expand to benefit the local economy.

A number of questions have also been raised with regards to details of the application, where possible these are addressed within this report although questions relating to detailed design cannot be answered as this will follow at any subsequent reserved matters stage.

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are the principle of development, the impact upon the character of the area, the impact upon neighbouring amenity, highway considerations, flood risk, noise, contaminated land, air quality, ecology and contributions.

### **Principle of development**

Policy JE3 states that proposals for the redevelopment in whole or in part of employment land for non-employment purposes will not be permitted unless it can be demonstrated that the part(s) of the site where non-employment development is proposed are:

- a) No longer suitable for employment use bearing in mind their physical characteristics, access arrangements and/or relationship to neighbouring land uses and there is evidence of unsuccessful active and substantial marketing of the site for employment use using a variety of media which supports this; or
- b) It would not be financially viable to re-use or re-develop the land or buildings on the land in whole or in part for employment purposes; or
- c) The non-employment development proposed would be used for purposes which are clearly ancillary to and will support the operations of a primary employment use on the land; or
- d) The non-employment development would generate significant employment gains which are of sufficient weight to justify the loss of the employment land.

The proposal is to demolish existing commercial premises and to redevelop the land for housing. The site is unallocated and therefore policy H3: Provision of New Housing is relevant in this regard. The proposals accord with Policy H3 in that the proposal provides an adequate safe access with adequate amenity space, parking provision and would be safe from environmental pollutants. Furthermore, the new housing would be in a sustainable location supported by transport links and local services including:

- 4 Primary Schools and 1 secondary school within 1km of the site
- GP surgery less than 1km from the site

- Tile Hill train station 1.1km to the south
- Local Bus services on Banner Lane
- Less than 1km from Bannerbrook Park

The loss of the commercial premises from the site was considered at the pre-application stage and as the business in moving to the adjoining site to the north, and would retain the same number of employees, marketing was not requested in accordance with Policy JE3. Despite this, details of a companywide assessment have been submitted. The assessment found that the premises were out of date and far too large for the current and projected needs.

It is considered that the proposed residential development of the site will be a suitable and efficient use of the site.

### **Impact on visual amenity**

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

This is an outline application so the full details of the proposals are not under consideration; rather the principle of development of the site for residential purposes and the scale of development including areas of residential development and open space and details of the full access to the site are considered. All other matters are reserved for subsequent approval, including appearance, landscaping, and layout. Illustrative plans provided give an indication of how the site could be developed for the number of units proposed.

Following amendments to the parameters plan the urban design officer is satisfied with the proposals particularly in terms of the transition of proposed building heights from 2/3 storey in the south to 4 storeys to the north on the Banner Lane frontage. Furthermore, the scale of the two storey properties on the eastern boundary are considered suitable as they back on to existing residential property. The locations of the 3 identified open space areas are also considered suitable as they are spaced out within the proposal and will aid with providing a suitable wildlife corridor, further details of which have been requested and will be reported as late items. The quantum and density of development is also considered suitable and compliant with policy H9 at 35 dwellings per hectare, this results in the site having at least 20% of its gross area undeveloped.

### **Impact on residential amenity**

Although this application is only considering access and scale at this stage the parameters plan has been designed sympathetically in terms of limiting impact of the proposal upon residential amenity. The two storey dwellings proposed on the eastern boundary sit comfortably within the context of existing residential property on Pheasant Oak and Heronbank. The parameters plan demonstrates that a 15m rear garden to the proposed houses would result in adequate separation distances. The single storey nature of the buildings on the southern boundary of the site has also been given careful consideration in respect of the impact on the Grade II listed Conway Farm. Any impact has been reduced to acceptable levels suitably preserving the heritage asset as confirmed by Conservation in their consultation response. The proposed built form to Banner Lane would not result in any residential amenity issues to the property opposite. There are no residential amenity issues on the northern boundary due to the lack of residential property on the adjoining site.

### **Heritage character of the area and Heritage Assets**

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

The application has carefully considered the impact on the heritage asset Conway Farm located to the south of the site. A Heritage Impact Assessment has been submitted to support the application. The Conservation Officer has raised no objection to the scheme and considers that the proposals would preserve the character of Conway Farm and its buildings.

### **Highway considerations**

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling

routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high-quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The Highways Officer has considered the proposals and following discussions with the applicant's agent the impact of the proposals are considered to not be severe. Full details of car parking will follow at reserved matters stage when the nature of the house types are fully known. The access to the site is deemed acceptable with visibility requirements being met.

### **Flood Risk**

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

The site lies within Flood Risk Zone 1 a flood risk assessment and Sustainability Drainage Strategy has been submitted with the application. The strategy identifies that onsite attenuation is proposed, the details will be submitted and agreed at the reserved matters stage. Furthermore, the report concludes that the site may be developed as proposed with low risk from flooding and therefore the site should not be precluded from development. Subject to conditions to ensure the submission of drainage details which incorporate sustainable drainage techniques, it is considered that the site can be appropriately developed in accordance with Policy EM4.

### **Contaminated land**

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means.

Provided that the appropriate investigations and remediation is carried out there is no significant risk associated with the development. Conditions are recommended to ensure that such information is provided.

### **Air quality**

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality.

An Air Quality Assessment has been submitted with the application which concludes that the development proposals comply with national and local policy on air quality grounds. A planning contribution and further mitigation measures in accordance with Coventry's Air Quality SPD will be secured by condition.

### **Ecology**

Policy GE3 of the Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

The proposed development of the site has implications for the SSSI to the north east of the site. Natural England had requested further information in this regard. Following discussions between Natural England and the applicant, a revised ecological survey was produced. Natural England have considered this survey and have confirmed that they have no objections to the proposal. It is therefore considered that the proposal accords with policy GE3.

Ecology have considered the details of the Biodiversity Impact Assessment submitted and accept the findings that the proposal would result in a biodiversity gain due to the low-quality grassland currently on the site. However, they are concerned regarding the loss of biodiversity on the new Bruker site to the north, application, FUL/2020/2448 applies, and therefore the loss on that land will need to be offset on the residential site. A Condition has been included to control this.

An Arboricultural Appraisal was submitted and has been considered by the tree officer who has recommended a number of conditions to protect trees and enhance the landscape by replanting, particularly on the boundaries of the site.

### **Developer Contributions**

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

- 25% Affordable Housing Provision 10% Social Rent, 15% intermediate tenure
- Education Contribution – £758,665
- Air Quality Measures - £58,047
- CCG – Health Care and Medical Care Facilities £79,235
- Streetscene and Greenspace for the contribution of open space off site £188,500 – this is currently being negotiated due to a proposed LEAP on site and progress will be reported back prior to your Committee under late representations
- CCG – Hospitals for acute and emergency healthcare £194,834
- Travel Plan Monitoring Circa 5k
- Toucan Crossing to be implemented

The developer has agreed to the requested contributions with the exception of the CCG hospital request which at the time of writing was being challenged. Their updated response will be reported as a late item.

### **Equality Implications**

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

### **Conclusion**

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with Policies DS3, H4, H6, H9, GE1, GE3, GE4, JE3, JE7, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM6, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

### **CONDITIONS:/REASON**

1. Approval of the details of the appearance, landscaping and layout (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in full accordance with those reserved matters as approved.

**Reason:** *To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015)*

2. Application for approval of the reserved matters listed at condition 1 shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

**Reason:** *To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)*

3. The development hereby permitted shall begin within 3 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

**Reason:** *To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)*

4. The reserved matters in accordance with condition 1 shall include the following specific requirements and/or be supported by the following documents in so far as relevant to that matter:
  - Details of all earthworks, mounding's and finished floor levels.
  - Full details of the car and cycle parking which shall be approved and retained for no other purpose.
  - Bins
  - Landscaping management plan to include biodiversity gain to offset the loss of 8.56 units
  - Noise mitigation -sound attenuation measures.
  - Sustainable Buildings Statement

**Reason:** *To ensure the satisfactory provision of off-street vehicle parking facilities and suitable alternative modes of transport, suitable biodiversity, noise and general disturbance mitigation and sustainable building in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2, AC3, GE3, H3, EMP2 and DS3 of the Coventry Local Plan 2016.*

5. The access shall be carried out in accordance with the following approved plans/documents: JNY10544-04 REV A; whilst the reserved matters shall be in accordance with the Parameters plan ref. (TO BE CONFIRMED following amendment)

**Reason:** *For the avoidance of doubt and in the interests of achieving sustainable development, having particular regard to the potential impact of the development in accordance with Policy DS3 of the Coventry Local Plan 2016.*

6. Before any development commences on site (including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority:
  - a) Tree Survey - a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres;
  - b) a schedule of the trees surveyed as specified in chapter 4.1-4.5 of BS 5837 :

2012 Trees in Relation to Design, Demolition and Construction - Recommendations;  
c) a Tree Constraints Plan (5.1-5.3);  
d) Arboricultural Impact Assessment (5.4) to assess the direct and indirect implications of trees upon the proposal and visa-versa, including locations for underground/ over-ground services, level changes within RPA's etc.;  
e) Arboricultural Method Statement (6.1); and  
f) a Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.  
The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.

**Reason:** *To protect those trees which are of significant amenity value to the Conservation Area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3, GE4 and HE2 of the Coventry Local Plan 2016.*

7. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths referred to in condition one shall be completed in all respects, within three months of the first use of the development and all tree(s) and shrub(s) shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

**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 GE1 and DE1 of the Coventry Local Plan 2016.*

8. Prior to the first occupation of the development hereby permitted, a landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwellinghouse), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.

**Reason:** *To ensure a satisfactory standard of appearance over the lifetime of the development in the interests of the visual amenities of the area in accordance with Policy GE1 and DE1 of the Coventry Local Plan 2016.*

9. The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** *To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.*

10. Prior to the installation of any external lighting, freestanding or fixed to any building(s), an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.

**Reason:** *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

11. Prior to the occupation of the development hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:
- (a) A scheme for the provision of sustainable surface water drainage with consideration to open air SuDS and particular emphasis on attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of all surface water, peak and total flows, biodiversity and water filtering,
  - (b) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
  - (c) confirmation that a 5m lay leave is provided from the top bank of any ordinary watercourse to the building line.
  - (d) confirmation that discharge rates shall not exceed 5l/s
  - (e) a flood risk assessment to establish the risk of surface water flooding, detailing appropriate mitigation measures
  - (f) confirmation that Finished floor slab levels will be 300mm above the 1 in 100 year surface water flood levels.
  - (g) Evidence to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building will be protected in such an event and provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.

**Reason:** *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2016 and Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'*

12. No works shall commence until a detailed mitigation method statement to demonstrate impacts on protected and priority species will be avoided has been submitted and approved in writing by Coventry City Council.

**Reason:** *To ensure that species are protected within the site in compliance with policy GE3 of the Coventry Local Plan.*

13. Prior to the commencement of development, a method statement detailing the control of emissions into the air during the demolition/construction phase should be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include:-
- a) proposed hours of work;
  - b) map with nearest receptors and distances for dust and noise;
  - c) noise impact on nearest neighbours and control measures as required;
  - d) monitoring methods and measurement locations for dust and noise recording details;
  - e) dust mitigation measures;
  - f) contact details for responsible persons and site personnel training; and
  - g) information provision and liaison with local residents.
- The development shall only be carried out in accordance with the approved details.

**Reason:** *To protect the amenity of the occupiers of neighbouring residential occupiers in accordance with Policy EM7 of the Coventry Local Plan 2016.*

14. Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: -
- (i) Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required;
  - (ii) 10% of parking provision to be for EV recharging on non-residential development
  - (iii) Use of low NO<sub>x</sub> boilers (to have a maximum dry NO<sub>x</sub> emissions rate of 40mg/kWh);
  - (iv) A construction method statement demonstrating how dust and noise emissions are to be mitigated during construction. The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

**Reason:** *To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 & EM7 of the Coventry Local Plan 2016.*

15. The development shall be carried out in full accordance the recommendations of the UXO hereby approved.

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

16. An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

17. The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

18. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

19. Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 21, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.  
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

**Reason:** *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF*

21. The Framework Travel Plan hereby approved shall be implemented in full accordance with the details specified therein. The Plan shall be monitored and reviewed in accordance with the targets and shall not be amended in any way.

**Reason:** *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016*

22. No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:
- hours of work;
  - hours of deliveries to the site;
  - the parking of vehicles of site operatives and visitors during the demolition/construction phase;
  - the delivery access point;
  - the loading and unloading of plant and materials;
  - anticipated size and frequency of vehicles moving to/from the site;
  - the storage of plant and materials used in constructing the development;
  - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;
  - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
  - measures to control the emission of dust and dirt during demolition and construction;
  - measures to control the presence of asbestos;
  - measures to minimise noise disturbance to neighbouring properties during demolition and construction;
  - details of any piling together with details of how any associated vibration will be monitored and controlled; and
  - a scheme for recycling / disposing of waste resulting from demolition and construction works.

Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

**Reason:** *The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies [EM7], AC1 and AC2 of the Coventry Local Plan 2016.*

23. No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI'

**Reason:** *The submission of these details prior to the commencement of development is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016*