

Planning Committee Report	
Planning Ref:	FUL/2020/2448
Site:	Bruker UK, Banner Lane, Coventry, CV4 9GH
Ward:	Westwood
Proposal:	Erection of replacement HQ facility including offices, demonstration laboratories, workshop and stores (use class E(g)).
Case Officer:	Dean Leadon

SUMMARY

This is a full application for new commercial premises falling within Class E(g) of the Use Classes Order.

BACKGROUND

The proposal is to relocate the existing premises of Bruker UK which is currently located on the site immediately to the south. That site is subject to another application being considered by Planning Committee (ref: OUT/2020/2438). The existing premises have been located on Banner Lane for approximately 30 years but they are outdated and are too large for the current business requirements as manufacturing no longer occurs there.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 officers 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.

KEY FACTS

Reason for report to committee:	More than 5 representations objecting to the proposed development
Current use of site:	The site is undeveloped woodland/scrub
Proposed use of site:	Commercial use for offices, laboratories, workshop and stores

RECOMMENDATION

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

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 accords with Policies: DS3, GE3, GE4,HW1,HE2 JE4, JE7, DE1, AC1,AC2,AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM6 & EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The proposal is for the development of the site for new commercial premises to replace the existing Bruker UK Ltd premises located on the adjoining site. The three storey 'L' shaped building would measure 68m (l) x 38m(w) x 13.4m(h) to a flat roofline providing approximately 1,925 square metres of internal floorspace. A new access is provided from Banner Lane and 9 car parking spaces are provided for visitors to the front of the building with staff parking at the rear for 36 spaces. Cycle storage is also provided. A number of existing trees are being retained and further landscaping in the form of green amenity areas are proposed. The site will be secured by gating.

SITE DESCRIPTION

The site is relatively flat and is approximately 1 hectare in size and is located 5km to the west of Coventry City Centre. There is currently no vehicle access to the site and it is currently partly cleared woodland/scrub. The majority of the trees on the site are located on its northern and southern boundaries. Immediately to the north of the site is Avalon Court Care Home and industrial premises located on Glendale Way. To the East of the site is Banner Lane. Immediately to the south of the site are the premises of the existing Bruker UK Ltd. To the west of the site are existing residential properties.

PLANNING HISTORY

The following application is relevant in terms of the planning history of the site.

Application Number	Description of Development	Decision and Date
OUT/2014/2840	Residential Development, 17no. 2-storey dwellings (Outline application - discharging means of access to and layout of the buildings)	Approved 28/11/2014

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 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy HW1: Health Impact Assessments (HIA)
Policy HE2: Conservation and Heritage Assets
Policy JE4: Location of Office Development
Policy JE7: Accessibility to Employment Opportunities
Policy DE1 Ensuring High Quality Design
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

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD Air Quality

CONSULTATION

No objections received from:

- Education
- West Midlands Fire Service
- Planning Policy
- Natural England
- Streetscene and Greenspaces

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

- Archaeology
- Urban Design
- Trees
- Ecology
- West Midlands Police
- Highways
- Environmental Protection
- Lead Local Flood Authority

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

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

Immediate neighbours and local councillors have been notified; a site notice was posted on 11th November 2020. A press notice was displayed in the Coventry Telegraph on 5th November 2020.

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

- a) That the proposal would impact upon the highway
- 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 the Health Impact Assessment has not been undertaken correctly

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 and ecology.

Principle of development

The proposal is to develop a brownfield site which is currently vacant. Although owned by Bruker Limited the land has not been used by them and is not considered employment land. Furthermore, the consultation response from policy has confirmed that there is no requirement to perform a sequential assessment in accordance with policy JE4 as the proposal effectively results in the loss of employment floor space due to the downsizing in floor area of the existing Bruker facility.

The proposal will therefore be dealt with on its planning merits and the principle of the proposal is considered suitable.

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).”

The proposed development is sympathetically designed to blend in with the surrounding area. The proposed building is of a high-quality design and is set back from Banner Lane with the retention of existing trees aiding considerably with the subtle presence of the proposal when viewed from the public realm from Banner Lane. The main car parking area is set to the rear of the building which results in the hard surfacing to the front of the proposed premises being minimal. This further lifts the overall quality of the development from a design point of view.

Impact on residential amenity

Due to the location of the proposal and its lack of any interaction with neighbouring residential property it is not considered that the building would result in any harm to residential amenity. There is significant separation between the Care home to the north (approximately 40m) and existing housing to the west (approximately 85m).

The impact of noise of the proposed development has been considered and a noise impact assessment is submitted with the application. Environmental Protection are satisfied with the report and a condition has been included for further details of fixed plant and machinery to be submitted for consideration.

Highways

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.

A Transport Statement has been submitted with the application. Highways Officers are satisfied that the proposed level of car parking is suitable and accords with Appendix 5 of the Local Plan. The proposed access is also considered suitable in itself. However, there is a bus stop on the opposite side of Banner Lane and Highways have asked that this be relocated. This is currently being considered and discussions are taking place with Transport for West Midlands (TFWM) an update will be provided as a late item for Committee.

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 report concludes that the site may be developed as proposed and is at 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.

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 Tile Hill Wood SSSI located to the north east of the site. Natural England had requested further information to satisfy them that no harm would occur as a result of the proposal. Following discussions between Natural England and the applicant a revised ecological survey was produced. Natural England are now satisfied that the proposal will not result in harm to the SSSI woodland.

Ecology have considered the details of the Biodiversity Impact Assessment submitted and disagree with the findings that the proposal would have a slightly positive impact on biodiversity. However, they have no objection due to the uplift provided on the existing Bruker site. An enhanced wildlife corridor has also been requested on the existing Bruker site to enable connectivity to the SSSI. Discussions are currently taking place and amendments will be provided for Planning Committee as a late item. Subject to this being satisfactory it is considered that the proposal accords with Policy GE3.

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.

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. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, GE3, GE4, HW1, HE2, JE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5, EM6 & EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS:/REASON

1. The development hereby permitted shall be carried out in accordance with the following approved plans to follow.

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

2. The development hereby permitted shall begin not later than 3 years from the date of this decision

Reason: *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*

3. Prior to their incorporation into the development, details of:
 - window/ door frame colour and materials;
 - glazing details;
 - brick and mortar details;
 - cladding details including colour/finish and profile, fixing systems and joint details;
 - details of any rainwater goods;
 - details of any vents/grilles;
 - details of roof top safety rail systems; and
 - details of any plant enclosure or similar structures shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016*

4. Prior to the commencement of development details of the finished floor levels shall be submitted to and agreed by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.*

5. Prior to their incorporation into the development hereby permitted, a scheme to meet 'Secured by Design' which includes: CCTV, vandal proof lighting and access control

systems, shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be installed in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way

Reason: *To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

6. Notwithstanding the plans hereby permitted, prior to the construction of a boundary wall, fence or gate details the position, appearance and materials of such boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in full accordance with the approved details before the respective building to which it serves is first occupied and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.*

7. The development hereby permitted shall not be occupied unless and until the access to the site, manoeuvring space(s) and car parking area(s) indicated on the approved drawings have been provided in full accordance with those details and thereafter those areas shall be kept in the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016. RHW8 conditions book with notes (3).pdf 55 02/10/2019 marked out and available for such use at all times

Reason: *In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016*

8. Prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable and methods of monitoring the performance of the Plan), to promote travel by sustainable modes, and shall be implemented in accordance with the details specified therein 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 Plan 2016*

9. Notwithstanding the details shown on the approved plans; prior to occupation of the building hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation and thereafter those facilities shall remain available for use at all times and shall not be removed or altered 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.*

10. 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.*

11. 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.*

12. 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

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

13. No fixed plant shall be installed until details of sound attenuation measures have been submitted to and agreed by the Local Planning Authority. These measures shall be implemented in full prior to first occupation and shall be retained thereafter.

Reason: *To protect the amenities of future occupiers from road traffic noise and general disturbance in accordance with Policy H3 of the Coventry Local Plan 2016.*

14. Prior to the development first being occupied the air quality measures contained in the air quality assessment shall be implemented and the electrical vehicle charging points implemented and retained thereafter as such.

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 with 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. 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*

- 18 Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 17, 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*

19. 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 16, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 217 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 18.

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. 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 ay leave is provided from the top bank of any ordinary watercourse to the building line.

(d) confirmation that discharge rates that shall not exceed 5l/s

(e) a flood riska assessment to eastablish 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'*

21. 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 under-ground/ 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.*

22. 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.*

23. No development shall commence unless and until a Sustainable Building Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the requirements of Local Plan Policy EM2 (Building Standards) have been met. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.

Reason: *To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2016*

24. 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*

25. No development (including any demolition or preparatory works) shall commence unless and until a scheme ('the offsetting scheme') for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme shall include:
- a) a methodology for the identification of receptor site(s);
 - b) the identification of receptor site(s);
 - c) details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlines in the Defra Metrics Guidance dated March 2012, or any document that may update or supersede that guidance).
 - d) the provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and
 - e) a management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity).
- The offsetting scheme shall be implemented in strict accordance with the approved details within three months of the first occupation of the development hereby permitted and thereafter shall not be withdrawn or amended in any way.

Reason: *In order to safeguard and enhance habitat and secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.*