

Planning Committee Report	
Planning Ref:	FUL/2020/2794
Site:	Lyons Park, Former Lawrence Automotive Site, Sayer Drive, CV5 9PF
Ward:	Bablake
Proposal:	Construction of an industrial unit (General Industrial (Class B2) and/or Storage and Distribution (Class B8) use) with ancillary offices, access, servicing, parking, drainage and landscaping. Construction of HGV trailer parking for adjacent unit (Class B8) with pre-check offices, lighting, drainage and landscaping; and all other ancillary works.
Case Officer:	Ayesha Saleem

SUMMARY

The application proposes the erection of an industrial unit (General Industrial (Class B2) and/or Storage and Distribution (Class B8) use) with ancillary offices, access, servicing, parking, drainage and landscaping and construction of HGV trailer parking for adjacent unit (Class B8). The proposal is considered to have an acceptable impact upon the street scene, no detrimental impact upon the existing neighbouring properties and no detrimental impact upon the Green Belt.

BACKGROUND

The application has been recommended for approval. The application has received more than 5 public representations objecting to the proposal

KEY FACTS

Reason for report to committee:	More than 5 objections have been received
Current use of site:	The site had existing industrial buildings with associated parking and hardstanding on site.
Proposed use of site:	Erection of an industrial B2 and B8 use with associated offices and construction of HGV trailer parking for the existing adjacent unit.

RECOMMENDATION

Planning committee are recommended to approve planning permission subject to conditions and the signing of a s106 agreement to secure Biodiversity Offsetting and a Travel Plan Monitoring contribution.

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 accords with Policies DS3, JE2, JE5, GB1, GE3, GE4, DE1, AC1, AC2, AC3, AC4, EM4, EM5, EM6, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application comprises of the erection of a new commercial unit (General industrial (Use Class B2) and/or Storage and Distribution (Class B8)) with ancillary offices, access, servicing, parking, drainage, and landscaping. It also seeks planning permission for the formation of an area to accommodate additional HGV trailer parking spaces for use in connection with the adjacent existing Amazon operation.

The application relates to a phased development, with each of the two elements described above forming a separate phase. The first phase relates to the HGV parking for the adjacent amazon unit and the second phase relates to the new industrial unit.

The HGV trailer parking area (comprising approximately 2.28 hectares of the Site), would provide 185 trailer parking spaces alongside two pre-check offices with barriers and associated lighting. The HGV trailer parking will be accessed from Coundon Wedge Drive to serve HGV movements. In terms of how it will operate, inbound HGV's would check in at the gatehouse and drop the inbound trailer in the proposed yard, which generally contains only a limited number of products. The HGV will then collect a full trailer, likely full of multiple products and depart with minimal delay. The inbound trailer will then be towed around the Site using a small 'Tug'. The trailer will then be unloaded into the warehouse and re-filled. Finally, the trailer will be moved to the trailer park before being collected by an HGV (which has just dropped off an inbound trailer) and dispatched. The proposed gatehouse is to be located south within the site at the entrance for the HVG parking. The building is to measure 3.6 mete by 8.6 metres and a height of circa 2.9 metres.

The proposed industrial unit comprises 9,861m² (GIA) of floorspace. This consists of 8,604m² of warehouse and 1,257m² of ancillary office/welfare floorspace. There is also 13m² of floorspace within the two pre-check offices. The maximum ridge height of the Unit will be 15.45 metres, with 12.5 metres to haunch. The industrial unit will be designed in cladding using a palette of grey hues and the office element would be designed in a different colouring cladding with elements of glazing. This site would have adequate parking/cycle parking provision as well as level access and yard space with manoeuvrability for large HGVs. There will be 2 level access doors and 10 dock levellers. The proposed development will be operated on a 24-hour basis

The parking for the industrial unit would be located to the east of the building, separate from the yard area for safety reasons. The ancillary office area would be located on the north eastern corner to allow natural surveillance and would be accessed from the car park. The yard, and dock levellers, would be located to the north of the building, facing into the existing industrial estate, with access taken off the existing estate road to the north

The open area to the south west of the Site is proposed to accommodate an attenuation pond which will have side slopes facing the pond set at a 1 in 3 gradients for safe

maintenance. Slopes facing the River Sherbourne have been designed at a 1 in 5 gradient, to match the existing topography and provide a higher safety factor with regards to slope stability. Finally, a minimum of 300mm freeboard is provided from the critical, 100 year plus 40% climate change storm event water level to the top of the pond bank. Water will be conveyed to the pond where it will be attenuated and discharged at the pre-development greenfield run-off rates, up to the 100-year storm event. Foul water will be conveyed to the existing 300mm foul sewer within Lyons Drive, to the west of the Site. It is noted that the pond sits within the Green Belt and the Butts Lane Meadows Local Wildlife Site.

Planting would be included along the frontage of the Site, facing Lyons Park Drive and surrounding the parking areas to have a softening impact. There would also be a small area at the entrance to the HGV Parking Area. A more substantial area of planting/landscaping is also proposed within the attenuation area. This landscaping would consist of new tree planting, with thicket, hedgerow, grass, wildflower, wet wildflower and aquatic planting also proposed.

SITE DESCRIPTION

The application site comprises mainly of brownfield land with part falling within the Green Belt. The application site sits immediately adjacent to the existing Lyons Park industrial area, which is an employment allocation. Consequently, the areas to the north, east and west have an industrial character and include large commercial units, such as the Amazon facility that lies immediately adjacent.

The Site is accessed off the existing Lyons Park estate roads, which lead on to Coundon Wedge Drive. An additional access is provided off Sayer Drive, which is a private Road linked to the entrance of the wider industrial site.

The area to the south of the Site is designated as open countryside, Green Belt and forms part of the Butts Lane Meadows and Coundon Wedge Local Wildlife Sites.

There is an area of screen planting to the west of the Site, which is subject to a Tree Preservation Order. There are four trees which are subject to a Tree Preservation Order within the area proposed for attenuation.

PLANNING HISTORY

Application Number:	Description of development:	Decision and date:
R/2009/0669	Outline application for 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 onsite groundworks)	Approved 23/12/2009

R/2010/0861	Variation of condition No. 36 imposed on planning permission reference: R/2009/0669 granted on 23/12/2009 for redevelopment of the former Jaguar site with a mixed-use proposal including: B1, B2 units and residential development - to remove reference to the submission of a Travel Plan in respect of the residential element of the scheme	Approved 13/08/2018
S73/2010/1699	Variation of condition 30 imposed on planning permission reference R/2009/0669 granted on 23/12/2009 for the 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 onsite groundworks), to allow occupation of industrial/commercial units prior to the provision of cycle path	Approved 07/06/2011
RMM/2014/1796	Submission of reserved matters details for redevelopment of part of the former Jaguar Browns Lane site (access from estate road, appearance, landscaping, layout and scale) in respect of the erection of an industrial building (Use Class B2) with ancillary office/storage areas and associated access, parking, landscaping and curtilage structures/plant pursuant to outline planning permission reference 55011 granted on the 23 December 2009 for a mixed-use commercial & residential redevelopment (an Environmental Impact Assessment was not required at outline stage)	Approved 16/09/2014
RMM/2014/2068	Submission of reserved matters details for redevelopment of part of the former Jaguar Browns Lane site (access from estate road, appearance, landscaping, layout and scale) in respect of the erection of 5 no. industrial units (Use Class B2) with ancillary office/storage areas and associated access, parking, landscaping and curtilage structures/plant pursuant to outline planning permission reference 55011 granted on the 23 December 2009 for a mixed-use commercial & residential redevelopment (an Environmental Impact Assessment was not required at outline stage)	Approved 16/09/2014
FM/2014/2105	Development of 5 no. general industrial (Use Class B2) and/or storage and distribution (Use Class B8) units with ancillary office areas and associated	Approved 16/09/2014

	access, service yards, parking, landscaping and curtilage structures/plant	
FUL/2016/0627	Erection of an industrial / warehouse unit (Use Class B2 - General Industry/B8 - Storage and Distribution) with ancillary offices and plant, associated infrastructure including service yard, access, parking, landscaping and associated works	Approved 03/06/2016
FUL/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, hardstanding and related works	Approved 19/12/2016
S73/2017/0902	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 including service yard, internal roads, parking, vehicle pick-up/drop-off, landscaping, boundary treatment, hardstanding and related works	Approved 03/08/2017
DEMN/2020/0206	Application for Prior Notification of proposed demolition	Details Required 24/02/20
DEMN/2020/0751	Prior Notification of proposed demolition	Details Not Required 17/04/20

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in February 2019 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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policies relating to this application are:

Policy DS3: Sustainable Development
Policy DS4 (a): General Masterplan Principles
Policy JE2: Provision of Employment Land and Premises
Policy JE5: Location of R&D, Industrial and Storage/Distribution Development
Policy GB1: Green Belt and Local Green Space
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
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 EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM6: Redevelopment of Previously Developed Land
Policy EM7: Air Quality
Policy HW1: Health Impact Assessments (HIA)
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Delivering a More Sustainable City 2009
SPD Coventry Connected (Transport and Accessibility) 2019
SPD Air Quality 2019
Design Guideline for Developments in Coventry's Ancient Arden – A Historic Landscape Area 1995

STATUTORY CONSULTATION RESPONSES

Highways (CCC)- No objections subject to conditions and informatives
Environmental Protection (CCC)- No objections subject to conditions
Planning Policy (CCC)- No objections
Ecology (CCC)- No objections subject to conditions
Drainage (CCC)- No objections subject to conditions
Trees (CCC)- No objections subject to conditions
Urban Design (CCC)- No objections
Archaeology (CCC)- No objections subject to condition
Economic Development Services (CCC)- No objections subject to condition
Environment Agency- No objections subject to condition
West Midlands Fire Services- No objections subject to informative

PUBLIC RESPONSES

Notification letters were sent out to adjoining neighbouring houses and two site notices were displayed on the 27th November 2020.

6 letters of objections and 2 not object representations were received raising the following material planning considerations:

- a) Roads not built for HVG's
- b) Increased traffic

- c) Increased noise pollution
- d) Increased litter
- e) Local wildlife to be impacted
- f) Detrimental impact upon air quality
- g) No notification/ letter sent to a resident
- h) Attenuation pond close to a residential property may impact upon a neighbour's land
- i) Fence should be in place for noise barrier
- j) More signage is needed to stop trailers to turn on residential properties
- k) Long queues of HVG's in front of other units
- l) Conditions should be added in regard to site signage strategy, trailer parking management and HVG routing strategy

Any further comments received will be reported within late representations.

ASSESSMENT

Principle of Development:

The site is an existing employment use that sits adjacent to an allocation which extends the employment use. This proposal would retain the use in employment and is acceptable in principle.

Whilst it is not within the allocated area set out under Policy JE2 (Provision of Employment Land and Premises), the Policy requires a minimum supply of new employment land (58hectares) on a 5-year rolling cycle that will be achieved through a combination of newly allocated sites and recycled land. The proposal, in our view represents the recycling of land, given it is a brownfield site that contains functionally obsolete buildings, particularly given the planning consent for their demolition. Therefore, officers consider the proposal a sensible location for contributing to this rolling supply. Indeed, the National Planning Policy Framework (NPPF) supports the re-use of previously developed land in Paragraph 117 and, in Paragraph 118, goes on to state that 'substantial weight' should be given to the value of using suitable underutilised brownfield land to meet identified development needs.

In addition to the above, officers consider that the proposed development would be acceptable in principle given the provisions of Policy JE5 (Location of R&D, Industrial and storage/Distribution Development), which allows for industrial and storage/distribution development (including changes of use and the expansion of existing operations) on non-allocated sites subject to meeting certain criteria. Planning policy officers are satisfied that the proposal meets the policy requirements and the proposal would complement other allocated employment areas nearby.

The area of the proposal that falls within the Green Belt does not include any buildings, but It will provide drainage attenuation, which is classed as an engineering operation. Paragraph 146 confirms that engineering operations are not 'inappropriate development'

within the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

To conclude, the principle of the proposed development is in line with Coventry Local Plan Policies JE2 and JE5 and is supported in principle at this time.

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.

Chapter 12 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

When considering this proposal, it was important to consider the Coventry City Council Local Plan with reference to Policy DE1 and the National Design Guide 2019. The proposal suggests the development of 3 Commercial units on an existing Brownfield site.

Due to the intended layout of the proposals the massing is a positive aspect with the predominant massing being situated in the centre of Lyons park and masked by existing similar scaled units adjacent to the site to reduce potential wider visual intrusion of the development in the locality. The layout has positively considered inclusive access design principles with the proposal through the inclusion of level access, disabled parking allocation, disabled facilities and Lift provision, which is further assisted by the open plan format of the office units.

Furthermore, the landscaping is also a beneficial aspect of this proposal with the inclusion of soft landscaping boundary treatments and notably at key access points to delivery an appropriate status to the sense of arrival that also assists in providing improved site legibility for users. There has also been beneficial consideration of boundary treatment which has been demonstrated within the proposal through the provision of a 2.4-meter mesh fencing. Further additional positive consideration has also been given to providing secure cycle storage for the intended users which would be supported by the Coventry Connected SPD.

Further beneficial consideration has also been given to the provision of secure bin storage allocation on site, which has also been masked from the Streetscene and would therefore be supported by the Waste Storage Technical Advice Note.

The use of the existing green buffer to produce capacity for a SUDS is a positive element of considering sustainability at the earliest stage which would be supported by Policy DE1 and the National Design Guide 2019.

The Design and materiality are also positive aspects of this scheme with a pallet which is reflective of the existing adjacent units with Lyons Park and would form a continuation of pallet on the street and would be supported by Policy DE1. Urban Design officers have no objection to the principle of development for this site.

Impact on residential amenity:

The closest residential property to the application site is Highfield House 101 Staircase Lane. The property is located circa 90.1 metres away from the access road to the south of the site. The neighbouring property is surrounded by trees. Given the significant distance it is considered that the proposed development will not have a detrimental impact upon the amenity of this occupant. To ensure there is no detrimental impact in relation to noise, figure 6.1 in the noise assessment identifies the potential acoustic barrier on the south east boundary. The external finishes plan shows a fence on the south east boundary.

Environmental Protection officers have also recommended a condition in regard to a noise management plan to ensure that there will be no detrimental impact upon the amenity of residential property close by given the additional HGV parking.

Highway considerations:

The Highway Authority have reviewed the information supplied alongside the application and consider that the impacts of the development are not severe and has no objections to the current proposal subject to conditions in relation to details of cycle parking, car parking and turning areas to be laid out, construction management plan and details in relation to footway crossing and informatives.

Highway officers recognise there may be concerns in relation to queuing of HGV vehicles therefore appropriate conditions have been recommended to ensure appropriate road signage, HGV routing and trailer parking management. A Travel plan has been submitted with the application and this is to be conditioned.

Other Matters:

Environmental Protection officers have no objections to the proposals subject to conditions in relation to a noise management plan, (as mentioned above) contaminated land and air quality in relation to vehicle charging points and a site-specific construction environmental management plan.

The Environment Agency have no objections to the proposals subject to a condition in relation to the protection of controlled waters.

The Councils Drainage officers have no objections to the proposals subject to conditions in which officers have recommended to ensure a satisfactory drainage solution.

The Council's Tree officer has assessed the reports that have been submitted and is satisfied with the information submitted subject to conditions in relation to safeguarding TPO trees, tree protection details and site monitoring (to be included in the Arboricultural Method Statement) to be conditioned.

The site includes part of Bull Lane Meadows Local Wildlife Site and is immediately adjacent to Coundon Wedge Grasslands Local Wildlife Site. A number of further LWS fall within a 1km radius but would not be directly affected. The Council's Ecology officer has assessed the Reports that have been submitted. The area of retained grassland has been increased and areas of proposed scrub planting reduced, and this is welcomed. The priority is to safeguard and enhance the grassland Local Wildlife Site. An area of grassland will be lost to create a SuDS feature. Ecology does not accept the details of the submitted BIA. However, the BIA is a guideline and ecology does accept that the loss can be mitigated by improved grassland management and additional habitat in other parts of the wider site. A habitat management plan will be submitted which will provide details of long-term enhancement of the grassland. There is a preference to landscape the SuDS feature with planting. Ponds are a habitat which provides immediate biodiversity benefit, allowing natural colonisation and permits local biodiversity to establish. However, there is no objection to landscaping the pond, subject to a detailed planting scheme being provided. Overall, Ecology officers have confirmed that on-site biodiversity offsetting is to be provided and part of the S106 agreement.

Within the site itself, there is a general dearth of known activity aside from the North Field House site, which was not demolished until fairly recently. Historically, the land appears to have been agricultural lands, with no substantial settlement recorded nearby. There is a low potential for anything other than remains of an agricultural origin within the site and consequently the significance of any remains is not likely to be more than local importance. The presence of relict topsoil, surviving at varying depths below the present ground surface, may be of some interest, depending on the date of these deposits. It is possible that datable material has survived within these deposits and thus it is deemed worthwhile that archaeological monitoring of groundworks is undertaken as a condition of planning. The Archaeology officer has no objections to the proposals subject to a condition in relation to a written scheme of investigation.

Economic Development Services have no objections to the proposals subject to a condition in relation to local employment.

In relation to the neighbour's comments regarding the attenuation pond being close to a residential property which may impact upon a neighbour's land. Drainage officers have confirmed that the proposed attenuation pond is located such that the current abstraction operations will not be affected by the flow of surface water which will be towards the River Sherbourne and away from the existing residential development.

The neighbour representation received regarding not being consulted on the application was sent a neighbour letter and also two site notices were placed outside the application site.

S106 Contributions:

The proposed development involves the creation of a SuDS feature within the Local Wildlife Site and associated landscaping. The Landscape Concept Plan (Barry Chin, October 2020, 2 sheets) has been revised following discussions with the City Council. The revisions included reducing tree and shrub planting within the LWS in order to retain the grassland habitats and additional habitat creation in other parts of the site including wildflower grassland. The SuDS is designed as a biodiversity-rich feature which, although different from the grassland, will have significant value and provide opportunities for wildlife. The revised BIA including the landscaping within Bull Lane Meadow LWS and other parts of the site calculates an overall gain of 2.14 units. The mitigation requires the enhanced, sympathetic management of remaining grassland areas, the creation of a wildlife friendly SuDS with associated habitats and small areas of new habitat in other parts of the site. Overall, there is a small loss of woodland habitat and a larger gain in wetland habitat. The habitats will be managed for a 30-year period which will allow them to become fully established. The information provided establishes that the development will lead to an overall gain in biodiversity. The proposed mitigation fully offsets the loss of 5.77 units and there is no requirement for any contribution for offsetting projects at other sites. Ecology officers have confirmed that on-site biodiversity offsetting is to be provided and part of the S106 agreement.

Highways have requested a S106 contribution for the Travel Plan Monitoring Contribution of £5000.

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

In view of the acceptable principle, design and no detrimental impact upon neighbouring properties, the scheme accords with development plan policies, supplementary planning guidelines and the NPPF 2019 therefore the application is recommended for approval. The development is in accordance with Policies DS3, JE2, JE5, GB1, GE3, GE4, DE1, AC1, AC2, AC3, AC4, EM4, EM5, EM6, EM7 and IM1 of the Coventry Local Plan 2016.

CONDITIONS:/REASON

1. 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)*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Dwg:3726-1-100-P6-Site Plan
Dwg:3726-1-101-P3 Existing Site Plan
Dwg:3726-1-102-P3 Location Plan
Dwg:3726-1-103-P7-External Finishes Plan
Dwg:3726-1-202-P6 Proposed Roof Plan
Dwg:3726-1-300-P6 Proposed Unit Elevations
Dwg:3726-1-203-P3-Pre-Check Gatehouse Plans & Elevations
Dwg:3726-1-201-P4 Office Plans
Dwg:3726-1-200-P5 Unit Plan
Dwg:3726-1-106-P2 Cycle Shelter Plan
Dwg: LP-LE-GEN-XX-SK-CE-027-S5-A1-A Road Improvements
Dwg: CPW-200778-E-200-EXT-0001-P3 Proposed External Lighting Layout
Dwg:2045-20-01B Tree constraints plan 1 of 2 29-10-20
Dwg:2045-20-02B Tree constraints plans 2 of 2 29-10-20
Dwg:2045-20-03D - Tree Protection, Retention + Removal Plan
Dwg:2045-20-04D - Tree Protection, Retention + Removal Plan
Dwg: 2045-20-05H - Landscape Concept Plan (Sheet 1 of 2)
Dwg:2045-20-06F - Landscape Concept Plan (Sheet 2 of 2)
Dwg:3726-1-105-P5-Phasing Plan
Travel Plan- October 2020
Statement of Community Involvement- October 2020
Environmental Site Assessment- November 2020
Design and Access Statement-November 2020
Energy Assessment- November 2020 06/11/2020 Issue No. 1
Air Quality Assessment- November 2020
Noise Assessment- November 2020

Drainage Strategy- October 2020
Planning Statement- November 2020
Transport Statement- November 2020
Preliminary Ecological Appraisal- November 2020
Arboricultural Impact Assessment- 465-20 (AIA), Revision 0
Arboricultural Assessment Addendum- January 2021
Archaeological DBA- November 2020
Geo-Environmental Assessment- August 2019
Biodiversity Impact Assessment Calc (Final)
External Lighting Report- Rev P2
Lyons Park Consultation Response Letter- 1st February 2021
Highway Comments Response- 12th March 2021

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

3. Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials 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 within that phase 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. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths shown on the approved plans shall be completed in all respects within three months of the first use of the development within that phase and the 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.*

5. The development hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the

approved plans within that phase and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.

Reason: *In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.*

6. No storage shall take place in the open on any part of the site.

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

7. No machinery shall be operated outside of the building(s)

Reason: *To safeguard the amenities of nearby occupiers in accordance with Policy DE1 of the Coventry Local Plan 2016*

8. 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 an 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.*

9. No development (including any demolition or preparatory works) within that phase shall take place unless and until a written scheme of archaeological investigation has been submitted to and approved in writing by local planning authority, which shall include the following:

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'

The development shall only proceed in full accordance with these approved details.

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*

10. Prior to the occupation of the development within that phase hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:

I. Provisions must be made for the drainage of the site to ensure there are no

temporary increases in flood risk, on or off site, during the construction phase.

II. An appropriately scaled intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design

III. The development must be considered for the implementation of permeable paving or similar permeable material for the partial reduction of flow and the improvement of water quality in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

IV. The development shall not be occupied until such time as a scheme to install vehicular traffic pollution control measures within the trafficked external areas and at the loading dock leveller, together with oil and petrol separators with high level alarm and a suitable shut-off valve for the wider site, has been submitted to, and approved by, the Local Planning Authority. This should be submitted along with a periodic maintenance plan.

V. Consideration should be given to bring the top water level of the attenuation pond below the existing ground levels, to provide adequate protection against failure. If this is not feasible, a satisfactory geotechnical design should be submitted, supported with calculations demonstrating compliance with the relevant Eurocode Factors of Safety for water retaining structures, with the relevant design certificates to demonstrate this. Additionally, the embankment must allow for safe overtopping and safe routing of surface water to the public highway or public open space, to protect downstream homes and commercial premises.

VI. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.

VII. Foul drainage plans

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'*

11. 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 for each phase by the Local Planning Authority. These measures shall have consideration of the following: -

(i) Provision for electric vehicle recharging points to be made 'EV-ready' so a power connection is available to install an EV charge point as required;

(ii) 1 per 10 unallocated spaces to be for EV re-charging on non-residential development

(iii) Use of low NO_x boilers (to have a maximum dry NO_x emissions rate of 40mg/kWh)

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.*

12. Before the development hereby permitted commences within each phase details of additional gas monitoring shall be submitted to and approved in writing by the local planning authority. If the local planning authority determines the gas protection measures are necessary, the protection 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 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.*

13. Prior to the commencement of any phase of the 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 proceed in full accordance with the approved details.

Reason: *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policies DS3 and EM7 of the Coventry Local Plan 2016.*

14. Prior to the occupation of any phase of the development hereby permitted a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall specify the provisions to be made for the control of noise emanating from the site. The noise mitigation scheme should be installed in full accordance with the approved details prior to the first occupation of that phase and thereafter shall be retained.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.*

15. No development or other operations within each phase (including any demolition, site clearance or other preparatory works) shall commence unless and until tree protection measures have been submitted to and approved in writing by the Local Planning Authority.

The tree protection measure shall safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837) all trees on the site, or those trees whose root structure may extend within the site and which are the subject of the City of Coventry (Allesley Northfield No.1) Tree Preservation Order 2009 (T1 Monkey Puzzle, T2 Sweet Chestnut, T3 Lime, T4 Lime, T5 Lime, G1 (x2 Oak), G2 (1 Sycamore and 1 Oak) and Woodland) In particular no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the Root Protection Area or outer canopy of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

The approved mitigation and / or protection measures shall be put in place prior to the commencement of any works and shall remain in place during all construction work.

Reason: *To protect adjacent trees which are the subject of a Tree Preservation Order and trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE1 and GE4 of the Coventry Local Plan 2016.*

16. No development or other operations within each phase (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

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.

17. Notwithstanding the submitted arboricultural impact Assessment, prior to commencement of development or other operations within each phase (including any demolition, site clearance or other preparatory works) a revised arboricultural method statement to include a site monitoring model shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation and / or protection measures shall be put in 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 area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.*

18. Prior to the commencement of development within any phase approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 1. A preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: *To prevent the pollution of Controlled Waters, notably the underlying Principal groundwater aquifer and the nearby surface water courses and to comply with EM4 and EM5 of the Coventry Local Plan 2016.*

19. No development (including any demolition) within any phase 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 AC1 and AC2 of the Coventry Local Plan 2016.*

20. The development hereby permitted shall not be occupied unless and until cycle parking facilities have been provided in full accordance with the approved details. 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.*

21. 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 within that phase have been provided in full accordance with those details and thereafter those areas shall be kept 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.*

22. Prior to occupation of the development within any phase details of the footway crossing/bellmouth for the vehicular access shall be submitted to and approved in writing by the Local Planning Authority in the form of a Certificate. Then prior to occupation the footway crossover shall be implemented, retained therein after and kept available for this use at all times.

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

23. The Travel Plan- October 2020 hereby approved shall be implemented in full accordance with the details specified therein. The Travel Plan- October 2020 as approved shall be monitored and reviewed in accordance with the approved Travel Plan- October 2020 targets and shall not be amended in any way unless otherwise agreed in writing with the Local Planning Authority.

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.*

24. Prior to occupation of phase 1 of the development hereby permitted an HGV routing strategy and trailer parking management plan detailing access routes to and from the site and a strategy for queuing vehicles and trailer parking shall be submitted to approved in writing by the Local Planning Authority. This strategy shall be fully implemented on occupation of the development hereby permitted and thereafter shall only be operated in full accordance with these details.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2016.*

25. Phase 1 use of the development hereby permitted shall not be occupied unless and until details of road directional signage and road markings to Sayer Drive have been submitted to and approved in writing by the Local Planning Authority. The signage and road marking shall be installed in full accordance with the approved details prior to first occupation of phase 1 of the development and thereafter retained.

Reason: *In the interests of highway safety and the free flow of traffic in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2016.*

26. The development hereby permitted shall be carried out in accordance with the following approved Dwg:3726-1-105-P5-Phasing Plan unless and alternative phasing plan has been agreed in writing by the Local Planning Authority.

Reason: *To ensure that in the event of the development being carried out on a phased basis, satisfactory access and interim environmental treatment is provided to address the impact in the interests of public safety and amenity in accordance with Policies DS4, DE1, AC1 and AC2 of the Coventry Local Plan 2016.*