

PART 1 ITEM 4 - 'APPLICATIONS FOR CONSIDERATION '

Recommendations for Approval - Item 2

Site A: 2 Clifton Road Rugby & Site B: 2 Moultrie Road Rugby

App Ai. (R12/1645)

DRAFT DECISION

APPLICATION NUMBER

R12/1645

DATE VALID

24/07/2012

ADDRESS OF DEVELOPMENT

GLEBE HOUSE
2 CLIFTON ROAD
RUGBY
CV21 3PX

APPLICANT/AGENT

Richard Palmer
Hb Architects
The Triforium
17 Warwick Street
Rugby
Warwickshire
CV21 3DH
On behalf of Nigel Polton, Stepnells Ltd.

DEVELOPMENT

Demolition of existing building, erection of three storey building and use for purposes within Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987 as amended, provision of new vehicular access to the site incorporating modifications to the existing access from Moultrie Road together with associated car parking and landscaping and erection of boundary wall.

CONDITIONS

CONDITION 1:

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON:

To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

CONDITION 2:

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

- Plan No. R57:10:19 Location Plan (as amended)
- Plan No. R57:10:15 Survey Plan of Existing Building
- Plan No. R57:10:16 Parking Provision / Existing Site Survey Plan
- Plan No. R57:10:10J dated 11/12/12 Application Site / Site Layout Plan (as amended)
- Plan No. R57:10:113D dated 04/01/12 Proposed South & East Elevations (Sheet 1 – amended)
- Plan No. R57:10:114E dated 05/12/12 Proposed North & West Elevations (Sheet 2 – amended)
- Plan No. R57:10:112C dated 13/11/12 Proposed Floor Plans (amended)
- Plan No. R57:10: 42A dated 28/11/12 Proposed Wall to Moultrie Rd frontage (amended)
- Plan No. R57:10:18 Details of Cycles & Bin Store & Security Gates (amended)
- Plan No. 011.938.003C dated 04/01/13 Landscaping Proposals (amended)
- Plan No. 011.938.002A dated 13/11/12 Tree Protection Plan (updated)
- Existing Trees & Tree Protection Reports (I. Stemp Landscape Assoc.)dated 13/11/12 (updated)
- Contamination Report-Preliminary Investigation (I. Farmer Assoc.) dated October 2011
- Contamination Report – Phase 2 Site Investigation (I. Farmer Assoc.) dated November 2011
- Dust Control Method Statement dated & received by email on 28/11/2012
- Design & Access Statement (Ref R57.10Rev A) dated November 2012
- Planning Statement (Ref R57-10 Rev A) dated November 2012
- Heritage Statement (Ref R57.10) dated March 2012
- Energy Statement dated November 2011, updated by email on 28/11/12 and further revised by amended elevations plans R57:10:113D & 114E specified above.
- Bat Report No. TE/TD/2011_139 dated 17/11/2011 as updated by the applicant's agent's emails dated 22/11/12 & 07/12/12
- Surveyor's Report (George & Co. Chartered Surveyors) dated 10/11/11
- Flood Risk Assessment – Report by Rutter Johnson. Ref 111054-FRA dated Nov 2011

REASON:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

No development shall commence on the construction of any part of the buildings or walls hereby permitted unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces and surface treatment of the access way, together with samples of the facing bricks, roof tiles and block pavoids have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

To ensure a satisfactory external appearance and in the interests of the visual amenities of the locality.

CONDITION 4:

The approved hard landscaping proposals for the site shall be carried out concurrently with the remainder of the development and the associated soft landscaping, as detailed on the approved plans, shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

REASON:

To ensure the proper development of the site and in the interest of visual amenity.

CONDITION 5:

The existing trees to be retained on site and the trees on the adjacent site the subject of a Tree Preservation Order shall, as indicated on the approved plans, be retained and protected from damage during the carrying out of demolition works and development in strict accordance with the Tree Protection Method Statement (as amended) submitted with the application. All tree protection measures and tree works identified within the revised arboricultural report/tree protection plan relating to the approved design details (including the erection of protective fencing and installation of protective boarding within Root Protection Areas) shall be implemented prior to the demolition and development phase and to the satisfaction of the Local Planning Authority. Special care should be made when pruning T29 (Yew) paying particular attention to drawing 011.938.004 within the revised tree report. Protective measures should remain in place until completion of all construction works. Root protection areas should be treated as sacrosanct with no building activity, ground disturbance or storage of building materials taking place within them. All tree works should be carried as per BS3998:2010 (Tree work – recommendations).

REASON:

To protect retained tree stock during the development phase in the interests of local amenity. amenity.

CONDITION 6:

The proposed wall along the Moultrie Road frontage and on either side of the proposed access, as indicated on the plans, shall be constructed concurrently with the remainder of the development hereby permitted and completed to the satisfaction of the local Planning Authority prior to occupation of the new building.

REASON:

To ensure a satisfactory external appearance in the interests of the visual amenities of the immediate locality and the character and appearance of the Conservation Area.

CONDITION 7:

The vehicular access to the site shall not be used until it has been constructed to include the following requirements all of which are specified in 'Transport and Roads for Developments - The Warwickshire Guide 2001 (published by Warwickshire County Council)

- a) A minimum width of 5.0metres, with 4.5 metre radii, a gradient not steeper than 1 in 15 and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway footway.
- b) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 12.0 metres from the nearer edge of the highway carriageway.
- c) The access not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway.

REASON:

In the interests of public and highway safety.

CONDITION 8:

Vehicular access to the site from the highway (Moultrie Road - D3185) shall not be made other than at the position as shown on the application drawing 'R57:10:10G'.

REASON:

In the interests of public and highway safety

CONDITION 9:

The development hereby permitted shall not be used until all parts of existing accesses to Clifton Road (B5414), not included in the proposed means of access, have been permanently closed and the highway reinstated in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON:

In the interests of public and highway safety

CONDITION 10:

The development shall not be used for the purposes hereby permitted unless adequate vehicular turning space is provided and maintained within the site so that vehicles are able to enter and leave the site in a forward gear.

REASON:

In the interests of public and highway safety.

CONDITION 11:

During the construction period, adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

REASON:

In the interests of public and highway safety.

CONDITION 12:

Notwithstanding the details shown on the approved drawings, the use of the site hereby permitted shall not be commenced until the access onto Moultrie Road has been carried out in accordance with detailed construction drawings/specifications to be approved in writing by the the Local Planning Authority in consultation with the Highway Authority.

REASON:

In the interests of public and highway safety.

CONDITION 13:

The accommodation for car parking and the on site turning space for vehicles shown on the approved site layout plan shall be provided before the occupation of the development hereby permitted and shall be retained permanently for the accommodation of vehicles of persons working in or calling at the premises and shall not be used for any other purpose.

REASON:

In order to ensure that satisfactory parking and access arrangements are maintained within the site.

CONDITION 14:

Land contained within the site shall be suitably remediated to deal with any contamination in strict accordance with the Contamination Reports submitted with the application. A Remediation and Validation Report shall be submitted prior to construction works commencing on the buildings and walls hereby permitted.

REASON:

In the interests of health and safety

CONDITION 15:

Full details of the location, specific design and appearance of all forms external lighting shall be submitted to and approved by the Local Planning Authority before such lighting is installed.

REASON:

To ensure the details of the development are satisfactory to the Local Planning Authority in the interests of the external appearance of the development and the visual amenities of the locality.

CONDITION 16:

Full details of any refrigeration or airhandling plant, flues or other equipment to be located externally to the building, to include proposed measures for acoustically treating such equipment, shall be submitted to and approved by the Local Planning Authority prior to such plant being installed. Equipment shall then be installed in accordance with the approved details.

REASON:

In the interests of the amenities of neighbouring properties.

CONDITION 17:

No demolition works shall take place except between 0800 and 1800 hours Mondays to Fridays and between 0900 and 1600 hours on Saturdays. Such demolition works shall be carried out in strict accordance with the Dust Control Method Statement accompanying the application.

REASON:

In the interests of public health and safety and residential amenity.

CONDITION 18:

No construction work shall be carried out except between 0730 and 1800 hours Monday to Friday and 0830 and 1300 hours on Saturdays. No work shall be carried out on Sundays or Bank Holidays.

REASON:

In the interests of residential amenity.

CONDITION 19:

Notwithstanding any information indicated in the application forms or on the submitted drawings, full details of the position of proposed foul and surface water sewers shall be submitted to and approved by the Local Planning Authority before any such drainage works are installed.

REASON:

To ensure the details of the development are satisfactory to the Local Planning Authority in the interests of protecting existing trees and providing for proposed new tree/shrub planting .

CONDITION 20:

The proposed cycles and refuse bins storage facility shall be provided on site in accordance with the approved details prior to the occupation of the building hereby permitted.

REASON:

To ensure the details of the development are satisfactory to the Local Planning Authority.

CONDITION 21:

The existing trees on site, identified as T15, T16 and T17 in the Tree Report accompanying the application, shall not be removed until a further bat survey of these trees has been carried out and a detailed method statement mitigation plan has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation plan shall thereafter be implemented in full.

REASON:

To ensure that protected species are not harmed by the development.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE

Rugby Borough Council Core Strategy 2011

CS 1 Development Strategy

CS 16 Sustainable Design & Construction

CS 17 Reducing Carbon Emissions

Saved Local Plan Policies

E6 Biodiversity

T6 Parking Facilities

GP7 Landscaping

National Planning Policy Framework 2012 (NPPF)

Part 7 'Requiring Good Design'

Part 12 'Conserving and Enhancing the Historic Environment'

REASON FOR APPROVAL

In view of the location of the site and the condition of the existing premises, it is considered that the redevelopment of this site as proposed is acceptable in principle. Furthermore, the size, scale, design and appearance of the proposed building and its relationship to neighbouring properties are such that it will not have an undue adverse impact on the visual amenities of the immediate locality or residential amenity. In addition it is considered that the development as proposed will enhance the character and appearance of this part of the Conservation Area. The scheme also includes sufficient provision for parking and servicing within the site. It therefore accords with the relevant adopted planning policies specified above.

INFORMATIVES

A. The granting of planning permission does not give the Applicant/developer consent to carry out works on the Public Highway (footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to the County Highways Team – Tel 01926 412515, before any work is carried out, this shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with requirements of the New Roads and Street works Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant/developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice is required.

Before any improvement works required by this planning permission are commenced to the existing highway, the developer shall enter into an Agreement under Section 184 of the Highways Act 1980 with the Highway Authority (Warwickshire County Council)

B. A demolition asbestos survey should be undertaken before any demolition work is carried out. This survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas, including those that are difficult to reach. There is a specific requirement in the Control of Asbestos Regulations 2012 for all asbestos containing materials (ACMs) to be removed as far as reasonably practicable before demolition.

C. With regard to the requirements of Condition 5 above, prior to commencement of demolition/development a site meeting shall be arranged with the applicant/developer, a designated arboricultural consultant responsible for the site and the Local Planning Authority's Tree Officer to inspect the tree works and tree protection measures.

D. The applicant/developer is advised that with regard to condition 21 above, bat survey work should include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines.

A precautionary approach to proposed demolition works shall be adopted to be supervised by a suitably qualified licenced bat worker in accordance with the recommendations of the Bat Report which accompanied the application and as acknowledged by the applicant's agents in the email dated 22/11/12

It should be noted that The Conservation of Habitats and species Regulations (2010) makes it an offence to deliberately capture, kill or disturb a member of a European protected species or to damage or destroy the breeding site or resting place of such an animal.

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, so work should take place outside these dates if at all possible. N.B birds can nest at any time, and the site should be checked for their presence by an ecologist immediately before work starts.

The applicant is advised that a European Protected Species licence from Natural England may be required to undertake the works. Further information about species licensing and legislation can be obtained from the Applicant's ecological surveyor or the Species Licensing Service on 0117 3728000.

Lighting can have a harmful effect on bats impacting on their use of a roost and also their commuting routes and foraging areas. Light falling on a roost access point is likely to delay bats from emerging, which can be especially damaging around dusk as that is when there is a peak in the number of insects. In the worst case scenario, it can cause the bats to desert the roost. Bats, birds and other nocturnal mammals should always be taken into account when lighting is being considered. It is respectfully advised that lighting is kept to a

minimum around the roof area and is limited to illuminating the ground and not any possible access points or foraging corridor. For further advice on this please contact the WCC Ecological Services on 01926 418060.

STATEMENT OF POSITIVE ENGAGEMENT

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner in accordance with paragraphs 186 and 187 of the NPPF.

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App Aii. (R12/1651)

DRAFT DECISION

APPLICATION NUMBER

R12/1651

DATE VALID

19/07/2012

ADDRESS OF DEVELOPMENT

GLEBE HOUSE
2 CLIFTON ROAD
RUGBY
CV21 3PX

APPLICANT/AGENT

Mr Richard Palmer
Hb Architects
The Triforium
17 Warwick Street
Rugby
Warwickshire
CV21 3DH
On behalf of , Stepnells Ltd

APPLICATION DESCRIPTION

Proposed demolition and replacement of No.2 Clifton Road.

CONDITIONS

CONDITION 1:

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON:

To comply with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.

CONDITION 2:

The demolition of the existing premises hereby consented shall not be commenced unless and until a contract has been made for carrying out the related redevelopment proposals for the site the subject of the full planning permission Ref No. R12/1645 dated in full compliance with all conditions contained therein.

REASON:

In the interests of protecting the character, appearance and visual amenities of the Conservation Area.

CONDITION 3:

Unless otherwise agreed in writing by the Local Planning Authority, the proposed demolition works shall be carried out in accordance with the plans and documents detailed below:

- Plan No. R57:10:19 Location Plan (as amended)
- Plan No. R57:10:15 Survey Plan of Existing Building
- Plan No. R57:10:16 Existing Elevations
- Structural Statement (R57:10) dated February 2012
- Surveyors Report (George & Co. Chartered Surveyors) dated 10/11/11
- Planning Statement (Ref: R58.10.Rev A) dated November 2012
- Heritage Statement (Ref R57.10) dated March 2012
- Dust Control Method Statement dated and received by email on 28/11/2012

REASON:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 4:

No demolition works shall take place except between 0800 and 1800 hours Mondays to Fridays and between 0900 and 1600 hours on Saturdays. Such demolition works shall be carried out in strict accordance with the Dust Control Method Statement accompanying the application.

REASON:

In the interests of public health and safety and residential amenity.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE

Rugby Borough Council Core Strategy 2011
CS 1 Development Strategy

National Planning Policy Framework 2012 (NPPF)
Part 12 'Conserving and Enhancing the Historic Environment'

REASON FOR APPROVAL

The existing building cannot be easily adapted to accommodate the requirements of a modern office facility. Its proposed demolition forms an integral part of redevelopment proposals for the site and as such is acceptable in principle subject to Consent being tied in to the specific planning permission for those redevelopment proposals in order to protect and enhance the character and appearance of the Conservation Area.. On this basis, the proposals comply with relevant adopted planning policies as specified above.

INFORMATIVES

A. A demolition asbestos survey should be undertaken before any demolition work is carried out. This survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas, including those that are difficult to reach. There is a specific requirement in the Control of Asbestos Regulations 2012 for all asbestos containing materials (ACMs) to be removed as far as reasonably practicable before demolition.

STATEMENT OF POSITIVE ENGAGEMENT

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner in accordance with paragraphs 186 and 187 of the NPPF.

App B. (R12/1357)

DRAFT DECISION

APPLICATION NUMBER

R12/1357

DATE VALID

17/07/2012

ADDRESS OF DEVELOPMENT

2 MOULTRIE ROAD
RUGBY
CV21 3BD

APPLICANT/AGENT

Ms Manna Rahman
Stepnell Ltd
Lawford Road
New Bilton
Rugby
Warwickshire
CV21 2UU
On behalf of Mr Robert P. Hendry

APPLICATION DESCRIPTION

Erection of a garage outbuilding with an associated forecourt, erection of a boundary wall and revised vehicle access arrangements linked to application R12/1645

CONDITIONS

CONDITION1:

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON:

To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

CONDITION 2:

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below as they relate to the application site:

- Plan No. 2-421-25-01 Location Plan (as amended)
- Plan No. 57:10:10K dated 11/12/12 Application Site / Site Layout Plan (as amended)
- Plan No. 57:10:41A dated 11/12/12 Proposed Garage Block (as amended)
- Plan No. 57:10:42A dated 28/11/12 Proposed Wall to Moultrie Road frontage (amended)
- Design & Access Statement dated July 2012
- Plan No. 011.938.003C dated 04/01/13 Landscaping Proposals (amended)
- Plan No. 011.938.002A dated 13/11/12 Tree Protection Plan (updated)
- Existing Trees & Tree Protection Reports (I Stemp Landscape Assoc.) dated 13/11/12 (updated)

REASON:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

The proposed boundary wall fronting Moultrie Road shall be built concurrently with the garage outbuilding and completed prior to this building being brought into use.

REASON:

To ensure the details are satisfactory to the local Planning Authority in the interests of the visual amenities of the immediate locality.

CONDITION 4:

The access arrangements and on site car-parking indicated on the site layout plan shall only be constructed concurrently with, and form part of, the proposed comprehensive redevelopment of 2 Clifton Road the subject of the related planning application R12/1645 dated in full compliance with all conditions and informatives contained therein. In the event this adjacent development does not go ahead, then no works shall commence within the curtilage of 2 Moultrie Road until full details of a revised scheme for access to serve the proposed garage building from Moultrie Road, including modifications to the proposed boundary wall and provision of an on-site turning area, has been submitted to and approved by the Local planning Authority in consultation with the Highway Authority.

REASON:

To ensure the details of the development are satisfactory to the Local Planning Authority in the interests of public and highway safety and the visual amenities of the immediate locality.

CONDITION 5:

No development shall commence on the construction of any part of the building or walls hereby permitted unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces and surface treatment of the access way, together with samples of the facing bricks, roof tiles and block pavements have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

To ensure a satisfactory external appearance and in the interests of the visual amenities of the locality and the character and appearance of the Conservation Area.

CONDITION 6:

The approved hard landscaping proposals for the site shall be carried out concurrently with the remainder of the development and the associated soft landscaping, as detailed on the approved plans, shall be implemented no later than the first planting season following the garage building being brought into use. If within a period of 5 years from the date of planting, any tree is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON:

To ensure the proper development of the site and in the interest of visual amenity.

CONDITION 7:

The existing trees to be retained on site and the trees adjacent to the site boundary in the Moultrie Road highway footpath shall, as indicated on the approved plans, be retained and protected from damage during the carrying out of the development in strict accordance with the Tree Protection Method Statement (as amended) submitted with the application. All tree protection measures and tree works identified within the revised arboricultural report/tree protection plan relating to the approved design details (including the erection of protective fencing and installation of protective boarding within Root Protection Areas) should be implemented prior to the demolition and development phase and to the satisfaction of the Local Planning Authority. Special care should be made when pruning T29 (Yew) paying particular attention to drawing 011.938.004 within the revised tree report. Protective measures should remain in place until completion of all construction works. Root protection areas should be treated as sacrosanct with no building activity, ground disturbance or storage of building materials taking place within them. All tree works should be carried as per BS3998:2010 (Tree work – recommendations).

REASON:

To protect retained tree stock during the development phase in the interests of local amenity. amenity.

CONDITION 8:

The proposed building shall only be used as garaging to accommodate vehicles belonging to the occupant of the existing dwelling with the roof space being used solely for storage and purposes ancillary to the enjoyment of 2 Moultrie Road as a dwelling house and for no other purposes without the prior permission of the Local Planning Authority.

REASON:

In the interest of protecting the amenities of the area.

CONDITION 9:

The proposed development shall be carried out in strict accordance with the approved plans and, following its completion, no extensions shall be made to the building or any alterations to the elevations or roof including the insertion of additional doors, windows or solar panels without the prior approval of the Local Planning Authority.

REASON

To ensure the details of the development are satisfactory to the Local Planning Authority in the interests of protecting the character and amenities of the immediate locality.

CONDITION 10

The existing trees on and immediately adjacent to the site, identified as T15, T16 and T17 in the Tree Report accompanying the application, shall not be removed until a further bat survey of these trees has been carried out and a detailed method statement mitigation plan has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation plan shall thereafter be implemented in full.

REASON:

To ensure that protected species are not harmed by the development.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE

Rugby Borough Council Core Strategy 2011

CS 1 Development Strategy

CS 16 Sustainable Design & Construction

Saved Local Plan Policies

E6 Biodiversity

T6 Parking Facilities

GP7 Landscaping

National Planning Policy Framework 2012 (NPPF)

Part 7 'Requiring Good Design'

Part 12 'Conserving and Enhancing the Historic Environment'

REASON FOR APPROVAL

The size and location of the proposed garage building and its revised design and appearance are in keeping with the character and appearance of the Conservation Area. The proposed new boundary wall represents a significant improvement to the Moultrie site boundary and will greatly enhance the visual amenities of this part of the Conservation Area. The scheme provides for sufficient on site car parking and vehicle turning space and landscaping and it will have no undue adverse impact on biodiversity. It is therefore considered that the proposals accord with the relevant adopted planning policies as specified above.

INFORMATIVES

A. With regard to the requirements of Condition 7 above, prior to commencement of demolition/development a site meeting shall be arranged with the applicant/developer, a designated arboricultural consultant responsible for the site and the Local Planning Authority's Tree Officer to inspect the tree works and tree protection measures.

B. The applicant/developer is advised that with regard to condition 10 above, bat survey work should include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines.

It should be noted that The Conservation of Habitats and species Regulations (2010) makes it an offence to deliberately capture, kill or disturb a member of a European protected species or to damage or destroy the breeding site or resting place of such an animal.

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, so work should take place outside these dates if at all possible. N.B birds can nest at any time, and the site should be checked for their presence by an ecologist immediately before work starts.

The applicant is advised that a European Protected Species licence from Natural England may be required to undertake the works. Further information about species licensing and legislation can be obtained from the Applicant's ecological surveyor or the Species Licensing Service on 0117 3728000.

STATEMENT OF POSITIVE ENGAGEMENT

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner in accordance with paragraphs 186 and 187 of the NPPF.
