



Coventry City Council

Mr Mike Cash  
Etc. Design Ltd  
2 Carriers Fold Church Road  
Wombourne  
WV5 9DH

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**TOWN & COUNTRY PLANNING ACT 1990  
TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 2015 (AS AMENDED)**

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**APPROVAL OF DETAILS APPLICATION**

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Application No. : **DEM/2020/0675**  
Registered on : **28/04/2020**  
Site at : **B O C Ltd Terry Road**

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Description of Development: Prior notification for demolition of building

Delegated Decision on 26/05/2020

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Coventry City Council as Local Planning Authority give their **APPROVAL** to the detailed plans and specifications related to the above development and which were submitted in accordance with the terms of Part 11 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

**CONDITIONS**

1. An assessment of the roofing material of the existing building to be demolished shall be made prior to demolition. If any of the material is

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identified as possibly containing asbestos, a suitably qualified person must be employed to safely remove and dispose of this material.

## REASONS

1. To protect the health and safety of demolition workers and the occupiers of surrounding properties in accordance with Policy DS3 of the Coventry Local Plan 2016 and the aims of objectives of the NPPF.

## INFORMATIVE

- For the avoidance of doubt, this decision relates to the following drawings, letters or associated documentation that may have been submitted with the application.

**Application Form; Site Notice; 18035-11 Rev B; 18035-14 Rev B; 18035-101 Rev B;**

### Bat & Nesting Bird Note

If it is essential to fell or lop any trees or part of the hedgerows, it should be ensured that in accordance with Policy GE3 of the Coventry Local Plan 2016 this work does not disturb nesting birds, with work ideally being conducted outside the main breeding season (March-September). All nesting birds are protected from disturbance or injury under the 1981 Wildlife and Countryside Act. In addition, if mature trees with suitable cracks, rot holes and fissures are likely to be affected by the development, (e.g. by felling or lopping work), it is important to survey these trees for the presence of bats, prior to work commencing. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act, and are also deemed a European Protected Species. Local Authorities are bound by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 to have regard to the Habitats Directive when exercising their functions.

### Hedgehog Note

In view of the nearby hedgehog record(s) and suitable habitat, care should be taken when clearing the ground prior to development, particularly piles of deadwood /leaves /bonfire mounds. If a hedgehog is found, work should stop until appropriate mitigation measures have been taken. Hedgehogs are of high conservation concern and are a Species of Principal Importance under section 41 of the NERC Act. Habitat enhancement for hedgehogs can easily be incorporated into development schemes, for example through provision of

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purpose-built hedgehog shelters.

#### Badger Note

Badgers and their setts (communal place of rest) are protected under the 1992 Badgers Act, making it illegal to carry out work that may disturb badgers without a Natural England licence. Particular care should be taken when clearing ground prior to development, and if evidence of badger activity is found (such as foraging routes, snuffle holes, latrines or established setts), then work must stop immediately while Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches that can be hazardous to badgers. Sloping boards or steps should be provided to allow badgers to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained at <https://www.gov.uk/guidance/wildlife-licences>.

#### Reptile & Amphibian Note

In view of the nearby records, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (newts, snakes, lizard, frogs, toads), work should stop while Natural England is contacted. Reptiles and amphibians are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

- **This is not an approval under the Building Regulations.**

This permission is given under the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and is subject to due compliance with the Building Regulations, local Acts and Regulations and with all other relevant statutory provisions in force in Coventry and nothing herein contained is to be regarded as dispensing with such compliance beyond the extent herein specified. This permission does not modify or affect any personal or restrictive covenant applying to the land or any right of any person entitled to the benefit thereof.

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