

PLANNING COMMITTEE

5th March 2024

APPLICATION FOR CONSIDERATION

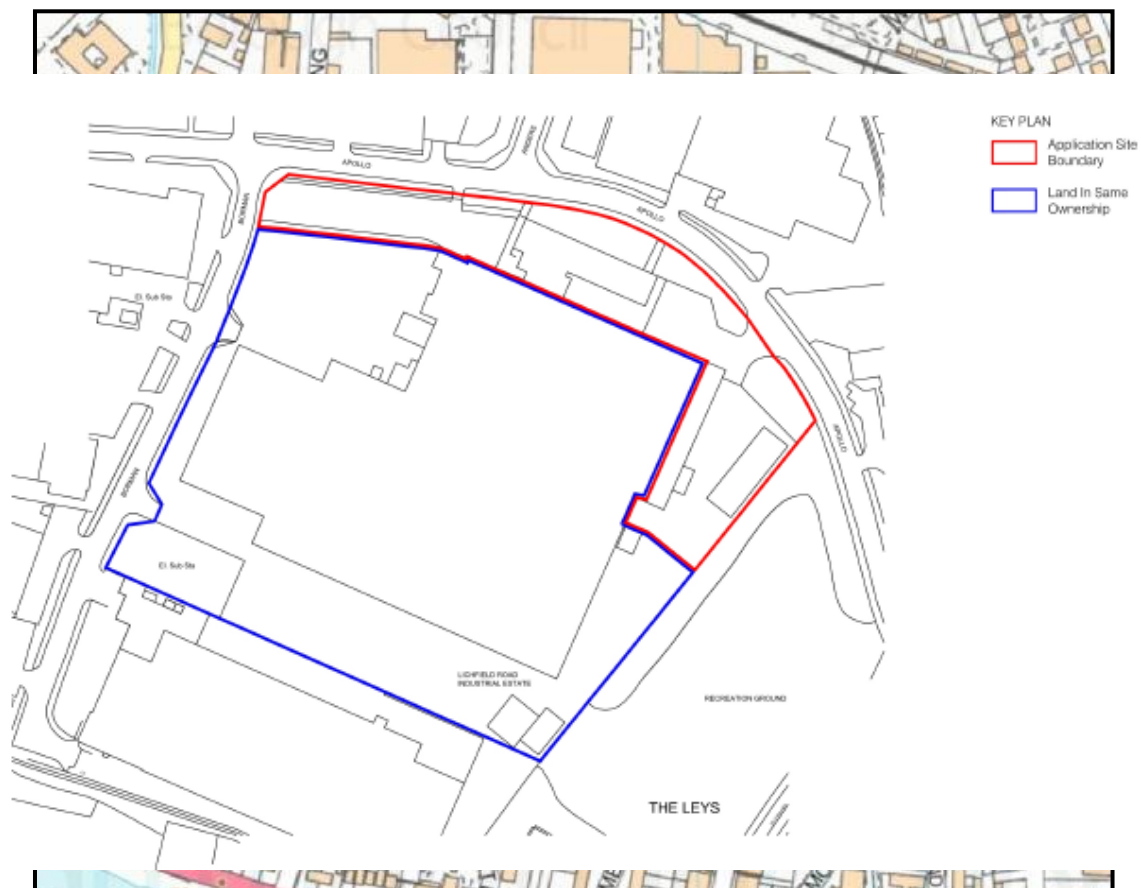
REPORT OF ASSISTANT DIRECTOR - GROWTH & REGENERATION

Application Reference	0451/2022
Proposal	Erection of ten units (Use Class B2, B8 and Class E (g) (ii) and E (g) (iii)) with ancillary office use, associated parking and landscaping
Site Address	Land off Apollo, Tamworth, Lichfield Road Industrial Estate, B79 7TA
Case Officer	Andrew Davies
Recommendation	<ol style="list-style-type: none"> 1. Agree the reasons for approval set out in this report; and 2. Resolve to grant planning permission subject to conditions listed in Section 8 of this report.

1. Introduction

- 1.1 This application is for the erection of ten units (Use Class B2, B8 and Class E (g) (ii) and (iii)) with ancillary office use, associated parking and landscaping. The application is reported to committee due to it being a major application. A major application is one which is for the provision of 10 dwellings or more or a site area of over 0.5 hectare and the number of dwellings is not known. In this instance it is due to the site area that it is classed as a major application.
- 1.2 There have been no significant physical changes to the scheme since its submission.
- 1.3 The proposal would see the redevelopment of a currently unused parcel of land fronting onto Apollo on the Lichfield Road Industrial Estate. The proposed site forms a portion of a larger area within the ownership of the applicant, with the remainder of that land being excluded from the proposal. The proposal is to develop a total of ten new buildings with associated car parking and landscaping for use within the B2 General Industrial, B8 Storage and Distribution and specific Class E uses g(ii) the research and development of products and processes and E (g) (iii) industrial processes, described as being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Location Plans



2. **Policies**

2.1 **Local Plan Policies**

SS1 - The Spatial Strategy for Tamworth
SS2 – Presumption in Favour of Sustainable Development
EC6 – Sustainable Economic Growth
EC7 – Strategic Employment Areas
EN4 – Protecting and Enhancing Biodiversity
EN5 – Design and New Development
SU2 – Delivering Sustainable Transport
Appendix C – Car Parking Standard

2.2 Supplementary Planning Documents

Design SPD

2.3 National Planning Policy

National Planning Policy Framework 2023
National Design Guide 2021
National Planning Practice Guidance 2014-

3. **Relevant Site History**

Reference	Description	Decision	Date
T21622	Change of use to storage and distribution with partial demolition	Approved	1994
0439/2014	Certificate of Lawful Development for Partial Demolition	Approved	15.01.2015
0546/2016	Removal of two conditions from original 1994 approval for site	Approved	17.02.2017

3. **Consultation Responses**

3.1 Whilst every effort has been made to accurately summarise the responses received, full copies of the representations received are available to view at <http://planning.tamworth.gov.uk/northgate/planningexplorer/generalsearch.aspx>

The consultation responses comments are précised if conditions are proposed these are included within the conditions at the end of the report unless stated otherwise.

Tamworth Borough Council Consultees

3.2.1 Development Plans (Policy) – no objections subject to conditions

3.2.2 Environmental Protection – no objections subject to conditions

Staffordshire County Council Consultees

3.3.1 Highways – no objections subject to conditions

3.3.2 Ecology – no objections subject to conditions

3.3.3 Lead Local Flood Authority – No objections subject to conditions

Statutory Consultees

- 3.4.1 Environment Agency – No objections
- 3.4.2 Severn Trent Water – No objections subject to conditions
- 3.4.3 Staffordshire Fire and Rescue Service – No objections, fire safety advice provided.

4. Additional Representations

- 4.1 As part of the consultation process seventeen adjacent occupiers of premises within the industrial estate were notified. Due to the location, no residential addresses were consulted. A press notice was published on * December 2022 and site notices were erected on 7 December 2022 Whilst every effort has been made to accurately summarise the responses received, full copies of the representations received are available to view at <http://planning.tamworth.gov.uk/northgate/planningexplorer/generalsearch.aspx>.
- 4.2 No letters of objection or other form of comment were received from the neighbours consulted.

5. Equality and Human Rights Implications

- 5.1 Due regard, where relevant, has been taken to the Tamworth Borough Council's equality duty as contained within the Equalities Act 2010. The authority has had due regard to the public sector equality duty (PSED). Under section 149 of the Equality Act 2010, a public authority must in the exercised of its functions, have due regard to the interests and needs of those sharing the protected characteristics under the Act, such as age, gender, disability and race. This proposal has no impact on such protected characteristics.
- 5.2 There may be implications under Article 8 and Article 1 of the First Protocol of the Human Rights Act, regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.

6. Planning Considerations

The key issues to be considered at this stage are:

- Principle
- Character and Appearance
- Highway Safety
- Amenity
- Ecology
- Flood Risk Assessment and Mitigation
- Drainage

6.1 Principle

- 6.1.1 The Tamworth Borough Council Local Plan 2006-2031 (the local plan) was adopted in February 2016. As well as the local plan the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) sets out the Government's planning policies for England and how these should be applied. The starting point in determining the acceptability of development proposals is the local plan, where the policies are considered consistent with the NPPF. Policy SS1 The Spatial Strategy for Tamworth is to provide development in the most accessible and sustainable locations and SS2 Presumption in Favour of Sustainable Development, states that proposals that accord with the local plan are sustainable and will be approved without delay.

- 6.1.2 Policy EC7 Strategic Employment Areas, identifies the Lichfield Road Employment Area of which the proposed site is part, as an area within which planning permission should be granted for B1 (b) (c), B2 and B8 uses, Furthermore, that to ensure the sustainability and viability of the strategic employment areas, new development should provide appropriate soft and hard landscaping, permeable surfaces and appropriately designed signage and lighting.
- 6.1.3 The introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, resulted in the removal of use class Class B1 and the introduction of Class E uses which covers a wide range of commercial business and services uses, with the specific Class E subsections applied for of E g (ii) and E g (iii) relating to the research and development of products and processes or any industrial process respectively, that can be carried out in any residential area without detriment to the amenity of that area by means of noise, vibration, smell, fumes, smoke, soot, ash dust or grit.
- 6.1.4 The proposed development is of a speculative nature, with at this stage no specific occupiers identified. The proposed buildings would lend themselves to small scale industrial type uses that are typical of the smaller units within the wider Strategic Employment Area. The designs are such that storage and workshop spaces would be accommodated at ground floor level with vehicle and separate pedestrian accesses with the opportunity for office and other floorspace at a first floor mezzanine level.
- 6.1.5 The local plan paragraph 4.72 states that “The Employment Land Review 2012 looked at the existing portfolio of employment land and in general none of the existing employment areas were considered to be performing poorly as a whole, although some parts of the employment estates did have high vacancy levels. The market view confirmed that there was a demand for units in the majority of the employment areas and that they had relative strengths and weaknesses for businesses of different types looking to locate there which supported a diverse Tamworth market. Consequently, the Review highlighted that the network of strategic employment areas should be retained in employment use although some parts may need modernisation and environmental enhancements.” This application would go some way to modernising and enhancing a currently unused portion of the network of Strategic Employment Areas as advised by the Employment land Review of 2012.
- 6.1.6 The proposed development is therefore considered to be in compliance with key policies of the Tamworth Borough Council Local Plan 2006-2031 and in principle an acceptable form of development for the location subject to meeting other requirements of the Local Plan.

6.2 Character and Appearance

- 6.2.1 The appearance of a development is a material planning consideration and in general terms the design of a proposal should not adversely impact on the character and appearance of the wider street scene.
- 6.2.2 Policy EN5 Design of New Development states that developments should be of a scale, layout form and massing which conserves or enhances the setting of development and utilize materials and overall detailed design which conserves or enhances the context of the development. Proposals should respect and where appropriate reflect existing local architectural and historic characteristics but without ruling out innovative or contemporary design which is still sympathetic to the valued characteristics of an area.
- 6.2.3 The appreciation of character and appearance is a significant part of recent planning reform and, with the introduction of the National Design Guide, remains a very important consideration of planning applications.
- 6.2.4 The site is currently largely cleared and unused, located on the southern side of Apollo in the eastern part of the Lichfield Road Employment Area to the west of Tamworth town centre. The site was previously occupied for industrial and later storage purposes and has now been vacant for several years with no sustained use on the site.

- 6.2.5 The site is comprised of an area of land enclosing a large warehouse structure on its southern side, which the site owner intends to retain for other purposes, separate to this application. The part of the site adjacent to Apollo, is typically narrow in width at around twenty to thirty two metres with a similarly dimensioned part extending towards its south eastern corner, to the north east of the adjacent warehouse building.
- 6.2.6 Apollo is one of the two principal routes through the Lichfield Road Employment Area and is characterised by mainly industrial type land uses and buildings of a functional, industrial character, many of which have vehicle parking provision between them and the carriageway. The buildings vary in appearance with a mix of facing brick, metal cladding and combinations of the two. Most buildings are single or one and a half storey in height, with designs guided by the functional requirements of the users.
- 6.2.7 The proposed development would include ten separate units within three separate structures which would largely but not exclusively, sit towards the rear of the site, adjacent to the warehouse also owned by the applicant. The proposed buildings, with the exception of the north western most and the south eastern most, would be located alongside the adjacent warehouse, backing on to it save for a narrow strip of land providing access to the rear of the buildings.
- 6.2.8 The proposed arrangement of building locations would see the part of the site closest to Apollo being used mainly as car parking, circulatory space and peripheral landscaped areas. The location of such uses would maintain some sense of openness towards the front of the site and along Apollo itself.
- 6.2.9 All of the proposed buildings would be two storey in height, ranging in floor area from 86sqm to 465sqm with a mean average floorspace of 188sqm and of uniform external appearance in order to give a cohesive feel to the site. Units 1 to 8 inclusive, facing on to Apollo would be of new build construction and Units 9 and 10 would be based upon a re-developed existing structure on the eastern side of the site.
- 6.2.10 The Design and Access Statement submitted for the application describes the proposed design as including contemporary industrial detailing to create simple forms and roof lines. The use of different cladding profiles, colours and metallic coatings is intended to enhance the appearance and in so doing appear to reduce any perceived bulkiness of the buildings. Colour is proposed to be a key feature in the design with a range of different greys within the wall cladding, decreasing in darkness as the buildings increase in height. At ground level, each of the units would have a vehicle access door which is proposed to be painted yellow, giving a consistent but highlighted appearance across the site.
- 6.2.11 It is considered that the proposed colours and the trapezoidal metal cladding would give a distinctive character to the site that would result in a more contemporary and appropriate appearance than elsewhere on the Strategic Employment Area which is generally characterised by older industrial buildings. The scale and height of the buildings would be in keeping with the surrounding area and consequently in design terms is considered acceptable.
- 6.2.12 The character and appearance of the proposed development would therefore sit well within the streetscene and is considered to be in compliance with Policy EN5 Design of New Development of the Tamworth Borough Council Local Plan 2006-2031.

6.3 Highway Safety

- 6.3.1 Local plan policy EN5 (h) states that new developments will be expected to pay particular regard to highway safety and servicing requirements, the capacity of the local road network and the adopted parking standards set out in Appendix C. In addition, policy SU2 also states planning permission should only be granted where development would ensure adequate highway safety, suitable access for all people and where feasible reduce the impact of travel up on the environment. Planning permission will be refused where travel to and from the development would be likely to cause harmful levels of pollution, highway safety or capacity impacts.
- 6.3.2 Vehicular access would be from Apollo with two entrances, one serving units 1 to 8 inclusive and the other units 9 and 10. Apollo is an unclassified road (Road No. ZU6008) with a speed limit of 30mph and has footways on either side of the carriageway. The road is lit.

- 6.3.3 Staffordshire County Council Highways (SCCH) was consulted upon the proposal and confirmed that there have been no personal injury collisions (PIC) on Apollo within 43 metres either side of the proposal for the previous five years. In its assessment, SCCH noted that traffic assessment has been undertaken as provided in the Transport Statement and assessed using appropriate methodologies. The developer also provided a Framework Travel Plan which will promote sustainable and alternative modes of travel. In addition, following a request from SCCH in its original consultation response, plans were submitted showing what SCCH believes to be acceptable vehicle tracking arrangements within the site.
- 6.3.4 The proposal provides 81 parking spaces of which eight are for persons of reduced mobility and eleven would be fitted with electric vehicle charging points along with a total of 24 cycle parking spaces.
- 6.3.5 SCCH have requested the imposition of planning conditions relating to (a) the provision of appropriate car and vehicle parking in terms of spaces being marked and of a suitable porous surface material and (b) secure cycle parking.
- 6.3.6 The provision of adequate car parking spaces, cycle parking provision and servicing facilities, combined with the sustainable location, means that the proposed development, with appropriate conditions is considered to be a sustainable form of development in accordance with Policy SU2 Sustainable Transport; Appendix C of the Tamworth Borough Council Local Plan 2006-2031 and the National Planning Policy Framework.

6.4 **Amenity**

- 6.4.1 Policy EN5 – Design and New Development states that developments will be expected to minimise or mitigate environmental impacts for the benefit of existing and prospective occupants of neighbouring land. Such impacts may include loss of light, privacy or security or unacceptable noise, pollution, flooding or sense of enclosure. NPPF paragraph 130 f) also states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.
- 6.4.2 The proposal location is such that the nearest residential dwellings to the site, (on Freville Close) are at a distance of just over 50m away to the north, separated from the site by Apollo itself and a commercial premises on its northern side. The next nearest on Moor Street are at least 100m away from the nearest part of the site with a playing field in between them.
- 6.4.3 Consequently, there would be no possibility of overlooking, loss of privacy or a sense of the development being overbearing to the nearest neighbouring residents.
- 6.4.4 All other buildings sharing a boundary with the site or located within up to 100m of it are commercial premises that would be unlikely to have any amenity concerns and indeed have not raised any amenity concerns with the proposal.
- 6.4.5 Staffordshire County Council have requested a pre commencement condition requiring a Construction Management Plan which, although intended primarily to assure highway safety, should also include limitations on working hours and where appropriate measures to limit construction noise for the benefit of the nearest neighbours.
- 6.4.6 As a result the proposal is therefore considered to be in accordance with Policy EN5 Design of New Development of the Tamworth Borough Council Local Plan 2006-2031 and the National Planning Policy Framework.

6.5 Ecology

- 6.5.1 Policy EN4 – Protecting and Enhancing Biodiversity states development will be required to demonstrate appropriate mitigation to ensure no negative impact. In addition, development will be supported that preserves designated biodiversity, maintains the favourable conservation status of populations of protected species and incorporates existing landscape features. Development should not result in a net loss of biodiversity by ensuring that where harm to biodiversity is unavoidable and it has been demonstrated that no alternative sites are suitable, development is adequately mitigated or as a last resort, compensated for; otherwise planning permission should be refused.
- 6.5.2 The application was referred to the Staffordshire County Council Ecologist for consideration and they have concluded that, following the provision of suitable plans for landscaping and lighting, the proposal is acceptable subject to the imposition of a pre commencement planning condition requiring a plan detailing species (bat, bird and hedgehog) and tree protection measures including role of a supervising ecologist.
- 6.5.3 As a result the proposal is therefore considered to be in accordance with Policy EN4 Protecting and Enhancing Biodiversity of the Tamworth Borough Council Local Plan 2006-2031 and the National Planning Policy Framework.

6.6 Flood Risk Assessment and Mitigation

- 6.6.1 The proposed development lies predominantly within Flood Zone 3, defined by the Environment Agency Flood Map as having a high probability of flooding. However, the site is in an area protected from flooding to the 100 year standard by defences along Lichfield Road in the Broadmeadow area. When considering the demolition of the main building and the retention of the eastern unit there is a new built footprint of 657msq. As such the Environment Agency has stated that it would have no substantial bespoke comments to offer and would defer to its Flood risk standing Advice.
- 6.6.2 To compliment the Standing Advice, in this instance the Environment Agency also advised that as the application is for an extension to an existing industrial/commercial enterprise in an area benefitting from an Environment Agency defence. The submitted Flood Risk Assessment (FRA) confirms site levels of between 58.7mAOD and 59.3mAOD. When considering the 1 in 100 year plus climate change flood levels at this location (59.26mAOD) there may be possible flood depths of 560mm in such an event when the defences overtop or breach. It should be noted that since 2022 there have been changes to the climate change guidance and, in this location, an allowance of 22% would be appropriate as opposed to the previous 20% (). This would likely mean flood depths in excess of those detailed within the FRA.
- 6.6.3 The Environment Agency advised that finished floor levels of the proposed building should be set 300mm above the 1 in 100 year plus climate change flood level which would mean a level of 59.56m AOD but iff that cannot be achieved, the building should incorporate flood resilience measures into the design of the building. The submitted FRA confirms flood resilient measures, such as electrics are to be set at a level of 59.86mAOD and flood sensitive equipment to be at a higher level (it is noted that the units have a mezzanine floor sufficiently above the 1 in 100 year plus climate change level).
- 6.6.4 Following receipt of the guidance above from the Environment Agency the applicant was asked to review its flood resilience measures and to reconsider whether there was any scope to raise finished floor levels to the suggested height. The applicant responded that it would not be possible to raise finished floor levels to the height suggested by the Environment Agency due to the function and layout of the development. Instead the following flood resilience mitigation has been implemented:
- Use of robust construction materials (engineering bricks) to a height of 59.56m AOD
 - Raising of electronic control units and sockets to a height of 59.86m AOD
 - Use of solid flooring (tiled, resin, concrete) at ground floor level
 - Installation of smart air bricks or air brick covers
 - Use of non-hygroscopic renders, where applicable
 - Installation of flood guards to all external doors
 - Sealing of cable entry points

- Storage of any equipment sensitive to flood damage at a high level
- Use of plastic and stainless-steel fixtures and fittings and avoidance of wooden alternatives.

6.6.5 The proposed site due to its flood zone designation would be in an area covered by the Environment Agency's flood warning systems. The applicant would recommend that all future occupiers and management organisations register to receive flood warnings and should prepare a flood plan to inform site users of the flood risk and to provide advice on what to do in the event of a flood.

6.6.6 In light of the Environment Agency's response to the proposal it is considered that the proposed resilience mitigations would adequately respond to the flood risk associated with the site in accordance with Policy SU4 Flood Risk and Water Management of the Tamworth Borough Council Local Plan 2006-2031.

6.7 **Drainage**

6.7.1 The applicant has worked extensively with Staffordshire County Council in its role as Lead Local Flood Authority (LLFA) to ensure that the drainage proposed for the development meets the requirements of the LLFA. To that end a final drainage strategy and design was submitted by the applicant on 24 October 2023 which was accepted by the LLFA as being acceptable subject to conditions relating to the pre commencement of development submission of a Construction Environment Management Plan / Construction Surface Water Management Plan; the provision of an acceptable management and maintenance plan for surface water drainage and a compliance condition requiring the drainage system to be built and operated only in compliance with the LLFA approved documentation.

6.7.2 The proposal was also subject to consultation with Severn Trent Water at its initial consultation stage. Severn Trent Water responded stating that it had no objections to the proposals subject to the inclusion of conditions relating to drainage plans being submitted and approved by the local planning authority and the drainage being implemented prior to use of the site commencing. Those requirements are provided for within the conditions imposed by the Lead Local Flood Authority.

6.7.3 It is considered therefore that subject to compliance with conditions requested by the LLFA that the proposal is in accordance with Policy SU4 Flood Risk and Water Management of the Tamworth Local Borough Council Plan 2006-2031.

7 **Conclusion**

7.1 The proposal for the erection of ten units (Use Class B2, B8 and Class E (g) (ii) and (iii)) with ancillary office use, associated parking and landscaping has been assessed with respect to principle of development, character and appearance, highway safety, neighbour amenity, ecology, flooding and drainage implications.

7.2 Being a proposal for further industrial uses within a designated Strategic Employment Area within the urban area of Tamworth, the principle of development should be accepted subject to the proposal meeting the requirements of the local plan in respect of the key considerations outlined above.

7.3 In each of the policy areas considered, the proposal has, with conditions where necessary, met or exceeded the policy requirements established by the Tamworth Borough Council Local Plan 2006-2031 and the interests of consultees. It is recommended therefore that the proposal is approved subject to conditions.

8 **Recommendation**

Approval subject to the following conditions:

Conditions / Reasons

1. The development shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall only be carried out in accordance with the application form and drawings:

Site Plan, prepared by Nicol Thomas (dwg no. B6842 (PL) 002 Rev P3)

Site Plan – External Works, prepared by Nicol Thomas (dwg no. B6842 (PL) 003 Rev P1)

Swept Path Analysis 7.5 Tonne Panel Van, prepared by Connect Consultants (dwg no. 23033-TR001 Rev A)

Swept Path Analysis 7.5 Tonne Panel Van, prepared by Connect Consultants (dwg no. 23033-TR002 Rev A)

Swept Path Analysis Refuse Vehicle, prepared by Connect Consultants (dwg no. 23033 – TR003 Rev A)

Swept Path Analysis Refuse Vehicle, prepared by Connect Consultants (dwg no. 23033 – TR004 Rev A)

General Arrangement Plan Sheet 1 of 3, prepared by FPCR (dwg no. 10988-FPCR-XX-XX-DR-L-0001 Issue P03)

Detailed Planting Plan Sheet 2 of 3, prepared by FPCR (dwg no. 10988-FPCR-XX-XX-DR-L-0002 Issue P03)

Detailed Planting Plan Sheet 3 of 3, prepared by FPCR (dwg no. 10988-FPCR-XX-XX-DR-L-0003 Issue P03)

Lighting Proposal, prepared by Kingfisher Lighting (dwg no. D1)

Location Plan, prepared by Nicol Thomas (dwg no. B6842 (PL) 001)

Units 1 and 2 Elevations, prepared by Nicol Thomas (dwg no. B6842 (PL) 011)

Unit 3 Elevations, prepared by Nicol Thomas (dwg no. B6842 (PL) 013)

Units 4 to 8 Elevations, prepared by Nicol Thomas (dwg no. B6842 (PL) 015)

Units 9 and 10 Elevations, prepared by Nicol Thomas (dwg no. B6842 (PL) 017) Units 1 and 2 – GA Plans, prepared by Nicol Thomas (dwg no. B6842 (PL) 010 Rev P1)

Unit 3 - GA Plans, prepared by Nicol Thomas (dwg no. B6842 (PL) 012 Rev P1)

Units 4 to 8 – GA Plans, prepared by Nicol Thomas (dwg no. B6842 (PL) 014)

Units 9 and 10 Plans, prepared by Nicol Thomas (dwg no. B6842 (PL) 016)

Site Context Plan, prepared by Nicol Thomas (dwg no. B6842 (PL) 004 Rev P1)

Lighting Datasheet 'Quarto', prepared by Kingfisher Lighting

Lighting Datasheet 'Viva-City Flood', prepared by Kingfisher Lighting

Reason: To define the permission.

3. Prior to the commencement of development , including demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The approved management plan shall include details relating to construction access, hours of construction, routing of HGV's, delivery times and the location of the contractor's compounds, cabins, material storage areas and contractors parking and a scheme for the management and suppression of dust and mud from construction activities including the provision of a vehicle wheel wash. All site operations shall then be undertaken strictly in accordance with the approved CEMP for the duration of the construction programme.

Reason: In order to minimise the impact of construction activity on the surrounding environment in accordance with section 11 of the National Planning Policy Framework and in accordance with Policy EN5 Design of New Development of the Tamworth Borough Council Local Plan 2006-2031.

4. Prior to commencement of development a plan detailing species (bat, bird and hedgehog) and tree protection measures including role of supervising ecologist is to be submitted to the Local Planning Authority for approval.

Reason: In the interests of enhancing biodiversity on site and in accordance with Policy EN4 Protecting and Enhancing Biodiversity of the Tamworth Borough Council Local Plan 2006-2031.

5. Prior to commencement of development until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority.

Reason: In order to evidence that adequate provision for surface water management in compliance with Policy SU4 Flood Risk and Water Management of the Tamworth Borough Council Local Plan 2006-2031.

6. Prior to commencement of development a plan for Surface Water Management During Construction is to be submitted to and approved by the Local Planning Authority.

Reason: In order to evidence that adequate provision for surface water management both in terms of runoff quantity (flows and volumes), as well as quality (pollution mitigation) in compliance with Policy SU4 Flood Risk and Water Management of the Tamworth Borough Council Local Plan 2006-2031.

7. 6. Prior to commencement of development., a scheme of management and maintenance for surface water drainage to ensure that surface water systems shall be submitted to and approved by the Local Planning Authority. This should be maintained and managed for the lifetime of the development.

Reason: In order to evidence that adequate provision for surface water management both in terms of runoff quantity (flows and volumes), as well as quality (pollution mitigation) in compliance with Policy SU4 Flood Risk and Water Management of the Tamworth Local Plan 2006-2031.

8. The proposed (car parking, access, servicing and circulation areas) as shown on the approved plans shall be sustainably drained, hard surfaced in a bound material, (lit) and marked out prior to the first occupation of the site hereby permitted. Thereafter these parking/servicing areas shall be retained in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Tamworth Borough Council Local Plan 2006-2031 Policy SU2 Delivering Sustainable Transport.

9. Secure, covered and safe cycle parking facilities shall be provided within the site prior to the first occupation of the development. The approved facilities shall be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Tamworth Borough Council Local Plan 2006-2031 Policy SU2 Delivering Sustainable Transport.

10. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

Reason: In the interests of minimising flood and pollution events arising from the development in compliance with Policy SU4 Flood Risk and Water Management of the Tamworth Local Plan 2006-2031.