

SUPPLEMENTARY REPORT

PLANNING COMMITTEE 5th March 2024

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 16 0451/2022 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

Amendment to Report – Conditions

Some of the conditions have been slightly changed in response to the applicant raising queries of their wording and necessity. These have been checked and as a result of the request, the full list are as now as follows:

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 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 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.

6. The development permitted by this planning permission shall only be carried out in accordance with the approved Foul and Surface Water Drainage Strategy General Arrangement, prepared by Bright Young Consulting Limited (dwg no. 22065/DR/0501 Rev 3).

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site in compliance with Policy SU4 Flood Risk and Water Management of the Tamworth Borough Council Local Plan 2006-2031.

7. No development approved by this planning permission shall be occupied until such time as details in relation to the management and maintenance of surface water drainage has been submitted to and approved in writing by the LPA. The development must be managed and maintained in accordance with these approved details.

Reason: To ensure that surface water systems shall be maintained and managed for the lifetime of the development 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.

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