

Appendix B

Proposed installation of Portakabin building to provide 2 temporary classrooms for a period of 104 weeks whilst asbestos removal takes place to the existing school buildings,

**Exhall Grange School, Easter Way, Off Pro Logis Park,
Coventry, CV7 9JG**

NBB/20CC007

Planning Conditions.

1. The development hereby approved shall be carried out in accordance with the documents and drawings:

- Design and Access Statement – Exhall Grange School – prepared by Portakabin;
- Supporting Statement prepared by Portakabin to show fencing detail;
- DLEGSBP Rev B - Proposed Location and Block Plan dated 16.11.20;
- DLEGSPE – Proposed Plan and Elevations dated 23.09.20,

and any samples or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

Reason: In order to ensure a satisfactory standard of development.

2. On or before the 08 December 2022, the building approved by this permission, and its associated ancillary works and structures, shall be removed from the site and within two months of their removal, the site shall be restored to car park.

Reason: The development hereby approved is not considered suitable for permanent retention by reason of the design, external appearance and type of construction.

3. The development hereby approved shall not be occupied until the following have been provided: (a) a gateway with a minimum width of 3.1 metres in the security fencing erected between the temporary classroom and the main car park and (b) an access route through the gateway and the school site to a space adjacent to the building hereby permitted with a minimum width of 3.7 metres along the entire length and suitable for use by an emergency vehicle. The access and the space adjacent to the building shall be kept clear and available for use by emergency vehicles until the building is removed.

Reason: To ensure a fire appliance has adequate access to the building in case of emergency.

Notes

Warwickshire Fire and Rescue Authority:

Please note the Warwickshire County Council Guide 2001, Transport and Roads for Developments, Section 5.18; Access for Emergency Vehicles.

The development needs to comply with Approved Document B, Volume 2, Section B5 – Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc. regarding this can be found at; www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning

Warwickshire Fire and Rescue Authority fully endorse and support the fitting of Sprinkler installations, in accordance with the relevant clauses of BS EN 12845: 2004, associated Technical Bulletins, and or to the relevant clauses of British Standard 9251: 2014, for residential premises.

Warwickshire Fire and Rescue Authority ask you to consider and ensure that access to the site, during construction and once completed, are maintained free from obstructions such as parked vehicles, to allow Emergency Service vehicle access.

Ecology:

Hedgehog note

In view of the nearby hedgehog records 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 WCC Ecological Services is contacted. 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 CD sized gaps in fencing and purpose-built hedgehog shelters. More details can be provided by the WCC Ecological Services if required.

Biodiversity Enhancements

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Enhancements could include bat and bird boxes which may be used by a variety of species, native species planting and enhancement of existing hedges and wild flower planting, habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates are also welcomed. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

Development Plan Policies Relevant to the Decision.

Nuneaton and Bedworth Borough Plan 2011 – 2031 (adopted June 2019)

Policy DS1 – Presumption in favour of sustainable development

Policy DS3 – Development principles

Policy NE4 – Managing Flood Risk and Water Quality

Policy BE3 – Sustainable design and construction

Compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2015

In considering this application the County Council has complied with paragraph 38 contained in the National Planning Policy Framework 2019