

Appendix B

New fire and rescue training centre including 'fire house' simulator, modular training and welfare building and ancillary parking and facilities,

**On land at DEFRA Lea Marston Depot, Coton Road,
North Warwick, B76 0BX.**

NWB/19CC013

Planning Conditions.

1. The development hereby approved shall be commenced no later than 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the application forms, Design and Access Statement Rev C dated October 2020 and the following plans and documents:

- Location Plan – 4854/GD/19/001C;
- Location Plan – 4854/GD/19/002B;
- Proposed Site Plan – 4854/G/19/003 Rev G;
- Proposed Fencing – 4854/G/19/006 Rev A;
- Proposed Elevation from Lake – 4854/G/19/007;
- Drawing number 4854/G/19/005 – Proposed Training Building Elevations;
- Drawing number 4854/G/19/004 – Proposed Training Building Floor Plans;
- Drawing number EN-472-P1 Rev C 1 of 8,
- Drawing number EN-472-P1 Rev C 2 of 8,
- Drawing number EN-472-P1 Rev C 3 of 8,
- Drawing number EN-472-P1 Rev C 4 of 8,
- Drawing number EN-472-P1 Rev C 5 of 8,
- Drawing number EN-472-P1 Rev C 6 of 8,
- Drawing number EN-472-P1 Rev C 7 of 8,
- Drawing number EN-472-P1 Rev C 8 of 8,
- Drawing number EN-472-P2 Rev F- Carbonaceous & BA Training Facility Filtration Overhead Ducting;
- Flood Risk Assessment_Minerva Fire and Rescue Training Facility_42234-WOOD-XX-XX-RP-OW0003_S0_rev P02 dated 15 September 2020;

- Drainage Strategy Warwick Fire Stations: Lea Marston Depot_071300-CUR-00-XX-RP-C-0002_rev V01 dated 15 September 2020;
- Email from applicant_NWB/19CC013 – DEFRA site, Lea Marston_dated 22/10/2020(re - drainage)
- SuDs Operations and Maintenance Manual_Warwick Fire Stations: Lea Marston Depot_071300-CURLM-XX-RP-C-00004_rev V01;
- Landscape and Visual Appraisal: Minerva Site, Lea Marston, Kingsbury, prepared by Wood, dated October 2019;
- Preliminary Ecological Appraisal: WFRS Training Facilities, Minerva Site, Warwickshire prepared by Wood dated October 2019;
- Protected Species Report – Otter and Birds: 42234-WOOD-XX-XX-RP-OE-0015-A Rev P01.2 prepared by Wood, dated 13 August 2020
- Air Quality Assessment – New Training Facility for Warwickshire Fire Service – Minerva Site by Wood dated October 2019;
- Technical note: Fire Services Training Facilities: Minerva & Weir Sites – Noise prepared by Wood, dated November 2019;
- Email from agent Daniel Grimley dated 07 August 2020 giving Wood responses to Environmental Health Officer comments on Noise Assessment (Technical Note).

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 define the scope of the permission and in the interest of clarity.

3. The development hereby permitted shall not commence until details of the metal screening panels to be used for the screening of the Minerva unit have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in strict accordance with the approved details and thereafter retained and maintained in accordance with those approved details unless the County Planning Authority gives prior written approval to any subsequent variations.

Reason: To ensure a satisfactory appearance of the development.

4. The development hereby permitted shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the County Planning Authority. The agreed Construction and Ecological Management Plan shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development. (In discharging this condition, the County Planning

Authority expect to see details concerning pre-commencement checks for bats, breeding birds and otter and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site).

5. Within 3 months of the commencement of the development hereby permitted a detailed Landscape and Ecological Management Plan shall be submitted to and approved in writing by the County Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. Such approved measures shall thereafter be implemented in full.

Reason: To ensure that mitigation measures to protect the Local Wildlife Site and protected and important species are maintained and habitat is maintained to deliver a net biodiversity gain in accordance with NPPF. (The plan should include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles).)

6. The development hereby permitted shall not commence until details of all external light fittings and external light columns have been submitted to and approved in writing by the County Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details and the fittings and columns shall be maintained in accordance with the approved details or any variations approved in writing by the County Planning Authority.

Reason: To ensure that mitigation measures to protect the Local Wildlife Site and protected and important species are maintained and habitat is maintained to deliver a net biodiversity gain in accordance with NPPF. (Note: In discharging this condition, the County Planning Authority expects all lux resulting from the lighting fixtures are contained within the site boundaries.)

7. Before the commencement of development, the net biodiversity impact of the development shall have been measured in accordance with the DEFRA biodiversity offsetting metric as applied by Warwickshire County Council ('the County Council') in the area in which the site is situated at the relevant time and, if the measures for on-site mitigation approved in accordance with Condition 3 of these conditions are not sufficient to prevent a net biodiversity loss, arrangements to secure measures on another site which ensure that there is no net biodiversity loss as a result of the development shall have been submitted to and approved in writing by the County Planning Authority. The approved arrangements shall thereafter be implemented in full.

Reason: To ensure a biodiversity net gain in accordance with the NPPF.

8. The development hereby permitted shall not commence until an Occupation Management Plan is submitted to and approved by the County Planning Authority that sets out operational procedures aimed at avoiding and mitigating impact on the adjacent Local Wildlife Site from the sight or sound of human activity. The development shall be carried out and operated in full accordance with such approved details unless otherwise agreed by the County Planning Authority.

Reason: To ensure that mitigation measures to protect the Local Wildlife Site and protected and important species are delivered in accordance with the Local Plan. (Note: In discharging this condition the County Planning Authority expects the plan to cover the limiting of any part of any person or persons to appear above the 5m exterior fencing for training purposes plus regular inspections and repair times of the 5m fence and any other mitigation measure that would eliminate or reduce impacts on the Local Wildlife Site.)

9. The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site has been submitted to and approved in writing by the County Planning Authority. The approved scheme shall be implemented in full prior to use of the development to the satisfaction of the County Planning Authority.

Reason: In the interests of Public safety from fire and the protection of Emergency Fire Fighters.

10. The development hereby permitted shall be carried out strictly in accordance with the approved Flood Risk Assessment (FRA) undertaken by Wood Environment & Infrastructure Solutions UK Limited dated September 2020 reference 42234-WOOD-XX-XX-RP-OW-0003_S0_P02, and Drainage Strategy & Operation & Maintenance Manual and in particular the following mitigation measures detailed within the documents:

- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rainstorm to 2 l/s for the site.
- Provide provision of surface water attenuation storage as stated within the Drainage Strategy of 135m³ and/ or in accordance with 'Science Report SC030219 Rainfall Management for Developments'.
- Surface water is to be provided via a minimum of two trains of treatment and water from training exercises is to be collected separately using the proposed Firewater Tank for disposal in

accordance with the submitted SuDs Operation and Maintenance Manual.

- All new buildings and flood sensitive development shall be located outside of the flood plain.
- Finished floor levels shall be set in accordance with Table 5.1 of the Flood Risk Assessment.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing and phasing arrangements embodied within the scheme.

Reason: To prevent the increased risk of flooding to the development and future occupants; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

11. There must be no additional buildings, structures (including gates, walls and fences), storage areas or raised ground levels within 8 metres of the top of the bank of the River Tame, unless agreed otherwise in writing by the County Planning Authority.

Reason: To maintain access to the watercourse for maintenance or improvements to provide for overland flood flows and to avoid adverse impact on flood storage.

12. Other than incremental amounts of other fuel to aid ignition, the Minerva unit / Fire house shall only burn clean pallet wood and type 2 OSB board.

Reason: In the interest of public amenity.

13. The Filtration Unit shall be maintained in accordance with the manufacturer's specifications. No fires shall be undertaken unless the filtration unit is fully operational.

Reason: In the interest of public amenity.

14. The burn house shall only be used between the hours of 08:00 to 22:00 Monday to Friday, and between the hours of 08:00 and 18:00 on weekend days and shall not be used on more than 4 weekend days per calendar month. There shall be no activity on bank holidays.

Reason: In the interest of public amenity.

Notes

LLFA

Any connection or alteration to a statutory main river will require an Environmental Permit from the Environment Agency.

Development Plan Policies Relevant to the Decision.

North Warwickshire Local Plan 2006 (Saved Policies)

Policy CP3 – Natural & Historic Environment

Policy CP 6 - Local Services & Facilities

Policy ENV2 - Green Belt

Policy ENV3 - Nature Conservation

Policy ENV8 - Water Resources

Policy ENV9 - Air Quality

Policy ENV11 – Neighbour Amenities

Policy ENV 13 – Building Design

Policy ENV14 - Access Design

Policy ENV15 - Heritage Conservation, Enhancement and Interpretation

North Warwickshire Adopted Core Strategy 2014

Policy NW1: Sustainable Development

Policy NW3 Green Belt

Policy NW10 Development Considerations

Policy NW13 Natural Environment

Policy NW15 Nature Conservation

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 (NPPF) 2019.