

Upgrading and relocation of the Corporation Street pedestrian and cycling facilities, with soft landscaping and street lighting.

NBB/22CC001

Planning Conditions.

1. The development hereby permitted shall commence 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 implemented in accordance with the planning application form, Planning Statement prepared by Atkins dated February 2022, details shown on:

- 9.2-A444—056-040 Site Location Plan
- 9.2-A444—056-011 Rev B - General Outline of Works,
- 9.2-A444—056-042 Rev A – Proposed Site Plan,
- 9.2-A444—056-043 - Existing and Proposed Crossing Sections,
- 9.2-A444—056-009 - General Highway Layout
- Abbey Green Cycleway – Landscape Specification dated 18.02.22
- Flood Risk Statement and Drainage Strategy- Abbey Green, Nuneaton_5194200-ATK-ZZ-ZZ-RPT-C001_rev 2.0
- 5209200-ATK-XX-XXC-DR-0001_rev P01 Proposed Cycleway Overland Flow Plan
- Further information email: NBB/22CC001-Abbey Green Gardens Flood Response dated 06/05/22
- Transforming Nuneaton Highways: Corporation Street, Ecological Impact Assessment dated Feb 2022
- Biodiversity Impact Assessment dated 17.02.22
- Archaeological Desk Based Assessment Report No. 2182 dated October 2021.

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 details.

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

3. The development hereby permitted, including site clearance, 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 Environmental 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 expects to see details concerning pre-commencement checks for bats, breeding birds and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site.)

4. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been 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. The plan should also 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). Such approved measures shall thereafter be implemented in full.

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

5. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity (The notes numbered 1 below set out the details required to discharge this condition).

6. The development hereby permitted shall be implemented in accordance with the approved lighting scheme drawing number 5210219-ATK-HLG-COR-DR-EO-1001 Rev P03 – Road Lighting General Arrangement and supporting Technical Note Detailed Design Designer's Narrative prepared by Atkins, dated 08.12.2021 and maintained as such for the duration of the approved development or any variation as agreed in writing by the County Planning Authority.

Reason: In the interests of protected species and residential amenity.

7. The landscaping drawing approved pursuant to condition 4 of this permission shall be implemented in the first planting season following completion of the development hereby approved and, unless otherwise agreed in writing by the County Planning Authority, should any plants, trees or shrubs planted as part of the landscaping scheme die, be removed or become damaged or seriously diseased within five years of the initial planting then they shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure the satisfactory appearance of the completed development and to ensure a biodiversity net gain.

Development Plan Policies Relevant to the Decision.

Nuneaton and Bedworth Borough Council Borough Plan 2011-2031

Policy DS1 – Sustainable development
Policy DS2 – Settlement of hierarchy
Policy DS3 – Development principles
Policy TC2 – Nature of town centre growth
Policy HS2 – Strategic accessibility and sustainable transport
Policy HS6 – Sport and exercise
Policy NE1 – Green infrastructure
Policy NE2 – Open space
Policy NE3 – Biodiversity and geodiversity
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.

Notes

1. Requirements for discharge of Condition 5 - Surface Water Drainage Scheme:

The scheme to be submitted shall:

- i) Provide detail drawings including cross sections, of proposed cycleway and sub-base. These should be feature-specific demonstrating that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753. Consideration should be given to providing a perforated pipe or under-drain in the sub-base to allow collection and conveyance through the sub-base in extreme events.

- ii). Provide a detailed maintenance plan to ensure the maintenance of the surface water drainage systems for the lifetime of the development.

Such a maintenance plan should:

- a) Provide the name of the party responsible, including contact name, address, email address and phone number
- b) Include plans showing the locations of features requiring maintenance and how these should be accessed.
- c) Provide details on how surface water each relevant feature shall be maintained and managed for the life-time of the development.
- d) Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.