

Appendix B

**New fire rescue training centre including 'hot smoke house' Minerva fire simulation training facility and welfare building, on site parking, road way, fencing, planting,
Warwickshire County Council owned land, Paynes Lane former Land & Chippings site, Paynes Lane, Rugby, CV21 2UH.**

RBC/22CC007

Planning Conditions

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be carried out in accordance with the application form, Design and Access Statement, Desk Based Utilities Report (RSK Geosciences, July 2022), Preliminary Ecological Appraisal Rev 01 (RSK Biocensus, Ref 2484345) (August 2022), Transport Statement Rev P2 (November 2022), and drawings numbered:
 - PL-D1 Rev. A Proposed Site Layout
 - PL-D2 Rev. A Proposed Site Layout
 - PL-04 Proposed Plan, Elevations and 3D Images, Minerva Unit and Filtration Unit
 - PL-05 Site Location Plan
 - PL-06 Proposed Plan, Elevations and 3D Images, Minerva Unit and Filtration Unit
 - 5461 - 0101 Rev B - Welfare Floor Plans
 - 5461 - 0103 Rev B - Welfare Elevations

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, in accordance with Policy SDC1 – Sustainable Design of the Rugby Borough Local Plan 2011-2031.

Use of the site

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), the application site shall be used for no other purpose than as a fire rescue training centre.

Reason: As any alternate uses could significantly increase the number of vehicular movements to the site, and to comply with Policies ED2 – Employment Development within Rugby Urban Area, HS5 – Traffic Generation and Air Quality, Noise and Vibration, and SDC1 – Sustainable Design of the Rugby Borough Local Plan 2011-2031.

Hours of construction

4. No work relating to the construction of the development hereby permitted (including works of preparation prior to operations, the delivery of construction materials, skips or machinery, or the removal of waste materials from site) shall take place outside the hours of 0800 to 1800 Monday to Friday inclusive, 0800 to 1400 hours on Saturdays or at any time on Sundays or Public or Bank Holidays.

Reason: To protect the amenities of occupiers of nearby properties and to ensure the developments accords with Policy ED2 – Employment Development within Rugby Urban Area of the Rugby Borough Local Plan 2011-2031.

Hours of operation

5. The use of the development hereby permitted shall not take place outside the hours of 0800 to 2200 Monday to Friday inclusive, 0800 to 1400 hours on Saturdays or at any time on Sundays or Public or Bank Holidays.

Reason: To protect the amenities of occupiers of nearby properties and to ensure the developments accords with Policy ED2 – Employment Development within Rugby Urban Area of the Rugby Borough Local Plan 2011-2031.

Construction Environmental Management Plan

6. 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. In discharging this condition, the County Planning Authority expects to see details concerning pre-commencement checks and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed

Construction and Environmental Management Plan shall thereafter be implemented in full.

Reason: To ensure that any protected species and habitats to be retained are not harmed by the development, in accordance with Policy ED2 – Employment Development within Rugby Urban Area of the Rugby Borough Local Plan 2011-2031, the National Planning Policy Framework (NPPF) 2021, and ODPM Circular 06/2005.

Bicycle Parking Provision

7. The proposed development hereby approved shall not be brought into use until written details of the number and location of bicycle parking spaces have been submitted to the County Planning Authority for approval. Once approved, the bicycle parking provision shall be implemented as approved and retained for the duration of the use of the development.

Reason: To ensure adequate parking provision is made for users of the site, and to promote sustainable modes of transport, in accordance with Policies D1 – Transport and D2 – Parking Facilities of the Rugby Borough Local Plan 2011-2031.

Development Plan Policies Relevant to the Decision.

Rugby Borough Local Plan 2011-2031 (adopted June 2019)

Policy GP2 – Settlement Hierarchy

Policy ED2 – Employment Development Within Rugby Urban Area

Policy HS5 – Traffic Generation and Air Quality, Noise and Vibration

Policy NE1 – Protecting Designated Biodiversity and Geodiversity Assets

Policy SDC1 – Sustainable Design

Policy SDC3 – Protecting and Enhancing the Historic Environment

Policy SDC4 – Sustainable Buildings

Policy SDC6 – Sustainable Drainage

Policy SDC7 – Protection of the Water Environment and Water Supply

Policy D1 – Transport

Policy D2 – Parking Facilities

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

In considering this application the County Council has complied with paragraph 38 contained in the National Planning Policy Framework 2021.