

## Appendix B

**Alterations to outdoor pursuits centre including extension of existing building, new house training simulator, new openings to existing tower, road traffic collision simulator, confined spaces simulator to provide new fire and rescue training centre.**

**At:**

**Kingsbury Water Park Outdoor Education Centre,  
Bodymoor Heath Lane, Bodymoor Heath, Kingsbury,  
B76 9JB**

**NWB/19CC010**

### **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 approved shall be implemented in accordance with the application forms, Planning Statement, Flood Risk Statement, Noise Assessment, Preliminary Ecological Appraisal, Outline Drainage Strategy, Air Quality Assessment and drawings numbered: 4725/GL/18/001 Rev A, 4725/GL/18/005 Rev J, 4725/GL/18/006 Rev D, 4725/GL/18/003, EN-571-HS2 1/2, EN-571-HS2 2/2 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.

3. The development hereby permitted (including demolition) shall not commence until a further bat survey of Building 4, to include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines, has been carried out and, if deemed necessary by the County Planning Authority in light of that survey, a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation plan shall thereafter be implemented in full.

**Reason:** To ensure that protected species are not harmed by the development.

4. The development hereby permitted, including site clearance work, shall not commence until further otter surveys at an appropriate time of year have been carried out to establish if an active holt is present, if present a detailed schedule of otter mitigation measures (to include timing of works, protection measures, enhancement details and monitoring) shall be submitted to and approved in writing by the Local Planning Authority. Such approved mitigation plan shall thereafter be implemented in full.

**Reason:** To ensure that protected species are not harmed by the development.

5. The development hereby permitted, including site clearance work, shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The agreed Construction 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 LPA expect to see details concerning a toolbox talk, pre-commencement checks for badger and breeding birds, lighting strategies for protected species, method statements for reptiles, great crested newts and otters, an invasive species strategy for cotoneaster plus pollution prevention of the waterways and tree and hedgerow protection, and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site.

6. 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 Local Planning Authority. Such approved measures shall thereafter be implemented in full.

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

7. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, the approved FRA and Outline Drainage Strategy, and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 2 l/s for the site.
- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations shall demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Provide plans and details showing the allowance for exceedance flow and overland flow routing. Overland flow routing shall reduce the impact of an exceedance event.
- Provide evidence that the proposed outfall is in a sufficient condition to convey flow from the site.

**Reason:** To prevent the increased risk of flooding; to improve and protect water quality and to improve habitat and amenity.

8. No occupation or use of the development shall take place until a detailed maintenance plan is implemented and provided to the Local Planning Authority giving details on how surface water systems shall be maintained and managed for the life time of the development. The name of the party responsible, including contact name and details shall be provided to the Local Planning Authority within the maintenance plan.

**Reason:** To ensure the future maintenance of the sustainable drainage structures.

**Development Plan Policies Relevant to the Decision.**

North Warwickshire Borough Local Plan 2006 (Saved Policies)

Core Policy 1 - Social and Economic Regeneration

Core Policy 3 - Natural and Historic Environment

Core Policy 6 - Local Services & Facilities

POLICY ENV2 - GREEN BELT

POLICY ENV3 - NATURE CONSERVATION

POLICY ENV8 - WATER RESOURCES

POLICY ENV11 - NEIGHBOUR AMENITIES

POLICY ENV13 - BUILDING DESIGN

POLICY ENV14 - ACCESS DESIGN

North Warwickshire Borough Core Strategy 2014

NW1: Sustainable Development

NW3: Green Belt

NW10: Development Considerations

NW13: Natural Environment

NW15: Nature Conservation

NW21: Transport

**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.