

Appendix B.

Proposed installation of an Air Handling Unit with associated ductwork and cladding – Milverton School, Greatheed Road, Leamington Spa, CV32 6ES

WDC/21CC002

Planning Conditions.

1. The development hereby approved 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 approved shall be implemented in accordance with the details shown on drawings numbered 121880M02 Rev A 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 secure a satisfactory standard of development.

3. The development hereby approved shall be implemented in strict accordance with the Odour Tetra Tech memo dated 30th April 2021.

Reason: In the interests of the amenity of local residents.

4. The development hereby approved shall be implemented in strict accordance with the findings in the Noise Impact Assessment dated 6th May 2021 produced by Hoare Lee.

Reason: In the interests of the amenity of local residents.

Development Plan Policies Relevant to the Decision.

Warwick District Local Plan 2011-2029

Policy DS5 - Presumption in Favour of Sustainable Development

Policy SC0 - Sustainable Communities

Policy BE1 - Layout and Design

Policy BE3 - Amenity

Policy HE1 - Designated Heritage Assets and their setting

Policy HE2 – Conservation Areas

Policy NE5 - Protection of Natural Resources

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.

Notes

Nesting Bird note:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act (as amended). The main nesting season lasts approximately from March to September inclusive, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

Bat Note:

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Habitat Regulations 1994 (as amended 2007), making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.