

Regulatory Committee - 8 June 2021

**Conversion and adaptation of existing premises to include external works to form new Special Educational Needs and Disability School**

**Former RNIB Pears Site (renamed The Warwickshire Academy), Wheelwright Lane, Ash Green, Bedworth**

**NBB/21CC004**

**Planning Conditions.**

1. The development hereby approved shall be carried out in accordance with the documents and drawings:

- PRS-LFA-XX-00-DR-A-099 Rev. S1-P03
- PRS-LFA-XX-00-DR-A-0100 Rev. S1-P02
- PRS-LFA-XX-00-DR-A-0110 Rev. S1-P06
- PRS-LFA-XX-00-DR-A-0111 Rev. S1-P07
- PRS-LFA-XX-00-DR-A-0115 Rev. S1-P13
- PRS-LFA-XX-00-DR-A-0116 Rev. S1-P12
- PRS-LFA-XX-00-DR-A-0118
- PRS-LFA-XX-00-DR-A-0119 Rev. S1-P08
- PRS-LFA-XX-00-DR-A-0120 Rev. S1-P07
- PRS-LFA-XX-00-DR-A-0121 Rev. S1-P01
- PRS-LFA-XX-00-DR-A-0122 Rev. S1-P01
- PRS-LFA-XX-00-DR-A-0123 Rev. S1-P02
- PRS-LLA-XX-XX-DR-L-0400-P02 – Planting Plan 1of3
- PRS-LLA-XX-XX-DR-L-0401-P03 – Planting Plan 2of3
- PRS-LLA-XX-XX-DR-L-0402-P02 – Planting Plan 3of3
- PRS-LLA-XX-XX-DR-L-0403-P02 – Plant Schedule

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.

2. No development and subsequent use of the development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles 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 in consultation with the LLFA. 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.
- 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 and include calculations demonstrating 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.
- If discharging to a drainage system maintained/operated by other authorities (Environment Agency, internal drainage board, highway authority, sewerage undertaker, or Canals and River Trust), provide evidence of consultation and the acceptability of any discharge to their system.
- Provide plans and details showing the allowance for exceedance flow and overland flow routing, and how overland flow routing will reduce the impact of an exceedance event.

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

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

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

4. The site shall not be occupied until the access, car parking, manoeuvring and fencing have been laid out in accordance with drawings DR-A-119 Proposed School Fencing Plan and DR-A-120 External Access Strategy.

**Reason:** To ensure a satisfactory standard of development in the interests of highway safety.

5. No development shall commence until the Mud & Debris Management Plan has been updated to include (as a minimum) that the public highway fronting the site (Wheelwright Lane) shall be swept daily at the end of the working day and as and when necessary whilst all set-up, demolition and construction works are in progress.

**Reason:** To ensure a satisfactory standard of development in the interests of highway safety.

6. The site shall not be occupied until full details of an access / pick-up / drop-off strategy has been submitted in writing to and agreed by the County Planning Authority. The strategy shall be followed at all times when the school is open.

**Reason:** To ensure a satisfactory standard of development in the interests of highway safety.

7. The site shall not be occupied until details of the periods of time that the access gates into the site will remain open to allow unimpeded access into and out of the site have been submitted to and approved in writing by the County Planning Authority. Following approval, the access gates shall be operated in accordance with the approved details during the periods of time that the school is in use.

**Reason:** To ensure a satisfactory standard of development in the interests of highway safety.

8. The landscaping scheme identified on plans:
  - PRS-LLA-XX-XX-DR-L-0400-P02 – Planting Plan 1 of 3
  - PRS-LLA-XX-XX-DR-L-0401-P03 – Planting Plan 2 of 3
  - PRS-LLA-XX-XX-DR-L-0402-P02 – Planting Plan 3 of 3
  - PRS-LLA-XX-XX-DR-L-0403-P02 – Plant Scheduleshall be implemented in full in the first available planting season. Any tree or plant (including any replacement) which within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the County Planning Authority consents in writing to any variation.

**Reason:** To protect the amenity of the area and secure biodiversity net gain.

9. The development hereby permitted shall not be carried out otherwise than in accordance with the submitted Landscape and Environmental Management Plan (LEMP) ref. SP562 dated 21/10/20 and Construction and Environmental Management Plan (CEMP) ref. 2481278 dated March 2021.

**Reason:** To ensure a satisfactory standard of development and secure biodiversity net gain.

10. Plant on the site shall be installed and maintained such that its contribution to noise at surrounding residential properties is less than LAeq 5dB below the background LA90 level. The noise from the plant shall not contain any discrete tones and shall be non-impulsive in nature.

**Reason:** To protect residential amenity and surrounding properties / future occupiers.

11. The site shall not be occupied until full details of boundary treatment and additional fencing to be provided along the boundary between the application site and Exhall Grange Specialist School have been submitted to and approved in writing by the County Planning Authority. Following approval, the additional boundary treatment and fencing shall be installed before the school is occupied and maintained in place whilst the school remains in use.

**Reason:** To ensure a satisfactory standard of development in the interests of neighbour amenity.

12. The sports pitch shall be constructed and laid out in accordance with plan ref. PRS-LFA-XX-00-DR-A-123 Rev.S1 P01 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use within six months of the school opening.

**Reason:** To ensure the quality of pitches is satisfactory.

Notes:

a. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow – so far as is reasonably practicable – from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

b. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness. c. Prior to commencement of development, the applicant is required enter into an agreement with the Highway Authority under Section 59 of the Highways Act 1980. Prior to works taking place on site and following completion of the development, a joint survey shall be undertaken with the County's Locality Officer to agree the condition of the public highway. Should the public highway be damaged or affected as a consequence of the works being undertaken during the development of the site, the developer will be required to undertake work to remediate this damage as agreed with the Locality Officer.

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

#### Nuneaton and Bedworth Borough Plan 2011 – 2031 (adopted June 2019)

Policy DS1 – Presumption in favour of sustainable development

Policy DS3 – Development principles

Policy NE4 – Managing Flood Risk and Water Quality

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 2019