Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
MIRA Technology Park Ltd	Mr Sid Hadjioannou
MIRA Technology Park Ltd	Turley Asscociates
MIRA	25 Savile Row
Watling Street	London
Nuneaton	W1S 2ES

Part I - Particulars of Application

Date of Application	**Application No.**
9 May 2011	11/00360/OUT

Particulars and location of development:

BUSINESS TECHNOLOGY CAMPUS COMPRISING REPLACEMENT MIRA HEADQUARTERS, OFFICE, RESEARCH AND MANUFACTURING FACILITIES, HOTEL AND LOCAL FACILITIES INCLUDING RETAIL/CAFE/RESTAURANT, INDOOR AND OUTDOOR LEISURE, ANCILLARY ENERGY GENERATION PLANT/EQUIPMENT, INTERNAL ACCESS ROADS, CAR PARKING, LANDSCAPING DRAINAGE AND ASSOCIATED WORKS AND CREATION OF NEW IMPROVEMENT ACCESS POINTS, WIDENING OF A5, ASSOCIATED EARTH WORKS AND LANDSCAPING (OUTLINE: ACCESS ONLY) (CROSS BOUNDARY APPLICATION WITH NORTH WARWICKSHIRE BOROUGH COUNCIL) (DEPARTURE FROM THE DEVELOPMENT PLAN) (EIA DEVELOPMENT)

Mira Ltd Watling Street Caldecote Nuneaton Warwickshire

Part II - Particulars of decision:

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

The proposal will bring significant economic and employment benefits to the Borough and also to the surrounding area; however this is not without conflict to some of the provisions of the adopted Hinckley and Bosworth Local Plan. This conflict is principally the loss of the countryside and the prematurity of the proposal as an extension to the already recognised MIRA Employment site.

The loss and harm to the countryside is considered to be minimal, and not of the best quality agricultural land within the Borough and therefore outweighed by the economic benefits the development will bring. The development is part of the Central Government defined Enterprise Zone and as such it is recognised at Government level the site is within the Countryside. Notwithstanding this designation, the proposal does not result in any material harm that renders it inappropriate. Accordingly, the application's merits significantly outweighs its harm and development plan conflicts. The application is considered to present significant planning merits and is generally compliant with the spatial vision of the Adopted Hinckley and Bosworth Core Strategy. The proposal is not considered to adversely impact upon the amenities of others.

The recommendation to grant outline planning permission has taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended) and the Local Planning Authority is satisfied that the Environmental Statement complies with the above regulations and that sufficient information has been provided to assess the environmental impacts of the proposal.

IMPORTANT – PLEASE REFER TO THE NOTES AT THE END OF THIS DOCUMENT

Hinckley _ Bosworth Borough Council Core Strategy (2009) :- Spatial Objectives 1, 12, 13.

Hinckley & Bosworth Borough Council Local Plan (2001) :- EMP1, EMP5, EMP6, BE1, BE12, BE13, BE14, BE16, BE17, BE26, NE2, NE5, NE12, NE14, T5, T11, RETAIL1, REC1, REC4, REC9.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants outline planning permission for the carrying out of the development referred to in Part I hereof, in accordance with the application and plans submitted, subject to the following condition(s) :-

1. Applications for the approval of all the reserved matters for the first phase of the development referred to herein shall be made within a period of 3 years from the date of this permission. Applications for the approval of all remaining reserved matters shall be made within a period of 10 years from the date of this permission. The development to which the permission relates shall be begun not later than which ever is the later of the following dates:

   i) 3 years from the date of this permission: or
   ii) 2 years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. In respect of each part of the development to be the subject of a separate reserved matters approval, that phase or part of the development as hereby permitted shall not be commenced until approval of the following details (hereinafter called "reserved matters") has been obtained from the Local Planning Authority in writing:

   i) Layout
   ii) Scale
   iii) Appearance
   iv) Landscaping

   The development shall be implemented in accordance with the approved details. There shall be no amendments or variations to the approved details unless otherwise agreed in writing by the Local Planning Authority.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
   Site Location Plan 1:10,000 received 11 May 2011
   Planning Parameters Report (including Parameter Plans PP2-PP5) Revision 2 June 2011 as amended by Plans PP2 and PP3 received 4 October 2011
   ATC-10_014-A_2A-R2
   ATC-10_014-A_2B-R1
   ATC-10_014-A_2C-R2
   ATC-10_014-A_2D-R1

4. Notwithstanding provision of the Town and Country Planning (Use Classes Order 1987) as amended, the development hereby permitted shall not be used for any other purposes other than:

   a) Any use falling within Class B1b of the Town and Country Planning (Use Classes Order 1987) or;
   b) Any use falling within Class B1a or B1c which:
   (i) Is directly or functionally related to MIRA, transport or automotive research and development sector or other research facilities on the Site; or
   (ii) Has a special need to be located close to MIRA or other research facilities on the Site that is agreed with the Local Planning Authority.

5. No development shall take place until a scheme for targeting local people for construction and post construction employment shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

6. Notwithstanding the details submitted, no development shall commence on site until such time as a Green Travel Plan to promote sustainable transport modes of travel to the site from the surrounding area, including Hinckley & Bosworth, North Warwickshire and Nuneaton and Bedworth has been submitted to and approved in writing by the Local Planning Authority. Before the first use of each phase of the development, the Plan shall be implemented in accordance with the relevant approved details.

7. No development within each phase shall commence until such time as a BREEAM Design Stage Assessment, carried out by a qualified assessor, demonstrating that the development within that phase can be constructed to a minimum of a BREEAM 'Very Good' Standard has been submitted to and approved in writing by the Local Planning Authority. In addition, prior to the first use of that phase of the development, a final certificate demonstrating that the development has been constructed to BREEAM 'Very Good' Standard shall be provided to the Local Planning Authority.

8. No development within each phase shall commence until such time as a scheme for protecting residential dwellings from noise from the completed development of that phase has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be fully implemented as approved for each applicable phase of development hereby approved and maintained as approved thereafter.

9. No development within each phase shall commence until such time as a scheme for the external lighting of that phase including details of permanent external lighting including layout plan, lighting types, luminaire type, intensity, mounting height, aiming angles and luminaire profiles, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be fully implemented as approved for each applicable phase of the development hereby approved and be maintained as approved thereafter.

10. No development shall commence until such time as a scheme for the external lighting of each phase of the site during the preparation and construction phase, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be fully implemented as approved for each applicable phase of the development hereby approved and be maintained as approved thereafter.

11. No development shall commence until such time as a Risk Based Land Contamination Assessment (including landfill gas) has been submitted to and agreed in writing by the Local Planning Authority. The assessment shall be fully implemented as approved for each applicable phase of the development hereby approved.

12. Should any unacceptable risks be identified in the Risk Based Land Contamination Assessment, a Remedial Scheme and Verification Plan shall be prepared and submitted to and agreed in writing by the Local Planning Authority. The assessment shall be fully implemented as approved for each applicable phase of the development hereby approved.

13. If, during the course of development, previously unidentified contamination is discovered, development shall cease immediately on the affected part of the site and it must be reported in writing to the Local Planning Authority within 10 working days of its discovery. Prior to the recommencement of development on the affected part of the site, a Risk Based Land Contamination Assessment for the discovered contamination (to include any required amendments to the Remedial Scheme and Verification Plan) must be submitted to and approved in writing by the Local Planning Authority.

14. Should any imported fill or cover system be required as part of the Remedial Scheme or site preparation works, prior to installation of the imported fill or cover system, an independent validation of the materials origin and characteristic shall be submitted to and approved in writing by the Local Planning Authority. Only the approved material shall be used on the development site.

15. No development approved by this permission shall commence until a scheme for the management of land contamination during the site preparation and construction works on the site has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details.

16. Notwithstanding the detail submitted, no development shall commence until a Construction Environmental Management Plan has been submitted to and agreed in writing by the local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on local residents and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored and provide a procedure for the investigation of complaints. The plan shall be implemented throughout the duration of the construction works.

17. No development shall commence until such time as a waste management plan has been submitted to an agreed in writing by the local planning authority. The plan shall then be implemented as

approved through each phase of the development and be maintained as approved thereafter in the completed development.

18. The development hereby permitted shall comprise no more than the following uses and areas:
Use Class B1(b) Research & Development - 118,413m2
Use Class B1(a) Offices - 14,303m2
Use Class C3 Hotel - 4,500m2 (100 beds)
Use Class A1 Local Retail Facilities - 500m2
Use Class A3 Restaurants - 1,000m2
Use Class D2 Leisure - 1,000m2

19. No more than 35,524m2 B1b, 4,290m2 B1a and 2,100m2 hotel / service uses shall be occupied on the application site until the Access Junction Improvements shown in ATC drawings ATC-10_014-A_2E (or as amended by Road Safety Audit or Detailed Design) are complete and open to traffic.

20. No more than 35,524m2 B1b, 4,290m2 B1a and 2,100m2 hotel / service uses shall be occupied on the application site until the Wood Lane Junction Improvements shown in ATC drawings ATC-MIRA_A5_JCT-WDLN-R2 (or as amended by Road Safety Audit or Detailed Design) are complete and open to traffic.

21. No more than 35,524m2 B1b, 4,290m2 B1a and 2,100m2 hotel / service uses shall be occupied on the application site until the A5 Redgate Improvement Scheme shown in ATC drawing ATC-MIRA_A5_JCT-RDGT-R3 (or as amended by Road Safety Audit or Detailed Design) is complete and open to traffic.

22. No more than 71,048m2 B1b, 8,580m2 B1a and 4,200m2 hotel / services shall be occupied on the application site until the Access Strategy shown in ATC drawings ATC-10_014-A_2A-R2, ATC-10_014-A_2B-R1, ATC-10_014-A_2C-R2, ATC-10_014-A_2D-R1 (or as amended by Road Safety Audit or Detailed Design) are complete and open to traffic.

23. No more than 71,048m2 B1b, 8,580m2 B1a and 4,200m2 hotel / services shall be occupied on the application site until the Higham Roundabout Improvement Scheme shown in ATC drawing MIRA/A5/JCT-HGHRDBT-R2 (or as amended by Road Safety Audit or Detailed Design) is complete and open to traffic.

24. No more than 71,048m2 B1b, 8,580m2 B1a and 4,200m2 hotel / services shall be occupied on the application site until the Longshoot Roundabout Improvement Scheme shown in ATC drawing MIRA_A5_JCT-LNGSH-R3 (or as amended by Road Safety Audit or Detailed Design) is complete and open to traffic.

25. No more than 71,048m2 B1b, 8,580m2 B1a and 4,200m2 hotel / services shall be occupied on the application site until the Dodwells Roundabout Improvement Scheme shown in ATC drawing MIRA_A5_JCT-DWLRDBT-R2 (or as amended by Road Safety Audit or Detailed Design) is complete and open to traffic.

26. In accordance with the requirements of the submitted Environmental Assessment, no development shall commence until such time as a further survey for badgers within the application site and a scheme of any necessary arising mitigation and or compensation has been submitted to an agreed in writing by the Local Planning Authority. The approved details and any mitigation shall be fully implemented before the commencement of any relevant development phase.

27. In accordance with the requirements of the submitted Environmental Assessment, no development shall commence until such time as method statement detailing measures to prevent harm to Great Crested Newts, provision of new habitat and reinstatement of previous habitat has been submitted to an agreed in writing by the Local Planning Authority. The method statement and any mitigation shall be fully implemented before the commencement of any relevant development phase.

28. No development shall commence until such time as a master 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 Environment Agency). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

29. No development shall commence within each phase until such time as drainage plans for the disposal of surface water and foul sewage in accordance with the agreed drainage strategy have been submitted to and approved in writing by the local planning authority. The scheme shall been fully implemented in accordance with the approved details before the development is first brought into use.

30. No development shall commence until a soil handling and reuse strategy has been submitted to and agreed in writing by the local planning authority. All existing site soils should then be managed and reused in accordance with this strategy at all times thereafter.

31. No development shall commence until such time as a scheme detailing the improvements as generally described in Section 10.13 – 10.18 and Figure 10.1 – off-sites cycle infrastructure improvements within the Supplementary Transport Assessment Report, August 2011, including a proposed programme of implementation, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. No more than 35,524m2 B1b, 4,290m2 B1a and 2,100m2 hotel/service uses shall be occupied until the approved A5 corridor cycle works have been implemented in accordance with the approved implementation programme between Redgate junction and Wood Lane. No more than 71,048m2 B1b, 8,580 m2 B1a and 4,200 hotel/service uses shall be occupied until the approved A5 corridor cycle works have been implemented in accordance with the approved implementation programme between Wood Lane and the Higham Roundabout.

32. No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme(s) of Investigation has been submitted to and approved in writing by the local planning authority. The scheme(s) shall include an assessment of significance and research questions; and:

    The programme and methodology of site investigation and recording
    The programme for post investigation assessment
    Provision to be made for analysis of the site investigation and recording
    Provision to be made for publication and dissemination of the analysis and records of the site investigation
    Provision to be made for archive deposition of the analysis and records of the site investigation
    Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

    No demolition/development shall take place other than in accordance with the approved Written Scheme(s) of Investigation.

33. The development in each phase shall not be occupied until the site investigation and post investigation assessment for each phase has been completed in accordance with the programme set out in the Written Scheme(s) of Investigation approved under condition 32 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

34. In accordance with the requirements of the submitted Environmental Assessment, no development shall commence until such time as a further survey for bats within the outbuildings to Lindley Grange and a scheme of any necessary arising mitigation and or compensation has been submitted to an agreed in writing by the Local Planning Authority. The approved details and any mitigation shall be fully implemented before the commencement of any relevant development phase.

The reasons for the conditions are :-

1. To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).

2. This is a planning permission in outline only and the information required is necessary for the consideration of the ultimate detailed proposal.

3. To define the terms of the reserved matters and for the avoidance of doubt, in the interests of proper planning.

4. In the interests of sustainability and to ensure that the development remains controlled and associated with the operations of the Mira. To ensure compliance with Spatial Objectives 12 and 13

of the Adopted Hinckley and Bosworth Core Strategy and Policy NE5 of the Adopted Hinckley and Bosworth Local Plan.

5. To ensure that the benefits of the development to the local area can be maximised to accord with Planning Policy Statement 4.

6. To reduce the dependency on car travel to and from the site, in the interests of sustainability and highway safety and in accordance with the requirements of Spatial Objective 13 of the Adopted Hinckley and Bosworth Core Strategy and Policy T5 of the Adopted Hinckley and Bosworth Local Plan.

7. It is accepted that the development is not located in a sustainable location; however there are substantial material consideration that support the development. This condition is proposed to ensure that the development achieves its sustainability objectives in line with the requirements of Planning Policy Statement 1 and the general principles of Spatial Objective 12 of the Adopted Hinckley and Bosworth Core Strategy.

8. To protect the environment in accordance with Policy NE4 of the Hinckley and Bosworth Local Plan.

9. To safeguard the amenities of nearby occupiers and to ensure that there is no unnecessary light pollution, in accordance with the requirements of Policies BE1 and BE26 of the Hinckley and Bosworth Local Plan.

10. To safeguard the amenities of nearby occupiers and to ensure that there is no unnecessary light pollution, in accordance with the requirements of Policies BE1 and BE26 of the Hinckley and Bosworth Local Plan.

11. To protect the environment in accordance with Policies NE2 and NE14 of the Hinckley and Bosworth Local Plan.

12. To protect the environment in accordance with Policies NE2 and NE14 of the Hinckley and Bosworth Local Plan.

13. To protect the environment in accordance with Policies NE2 and NE14 of the Hinckley and Bosworth Local Plan.

14. To ensure that contaminated material is not introduced onto site and to protect the environment in accordance with Policies NE2 and NE14 of the Hinckley and Bosworth Local Plan.

15. To protect the environment in accordance with Policies NE2 and NE14 of the Hinckley and Bosworth Local Plan.

16. To safeguard the amenities of nearby occupiers in accordance with the requirements of Policy BE1 of the Hinckley and Bosworth Local Plan.

17. To ensure that adequate provision is made for the management of construction and operation of waste arising from the development. To ensure compliance with the requirements of PPS1, PPS10.

18. To ensure that the A5 Trunk Road continues to serve its purpose as part of a system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from vehicles accessing the application site and in the interests of road safety.

19. To ensure that the A5 Trunk Road continues to serve its purpose as part of a system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from vehicles accessing the application site and in the interests of road safety.

20. To ensure that the A5 Trunk Road continues to serve its purpose as part of a system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from vehicles accessing the application site and in the interests of road safety.

21. To ensure that the A5 Trunk Road continues to serve its purpose as part of a system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption

on the trunk road resulting from vehicles accessing the application site and in the interests of road safety.

22. To ensure that the A5 Trunk Road continues to serve its purpose as part of a system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from vehicles accessing the application site and in the interests of road safety.

23. To ensure that the A5 Trunk Road continues to serve its purpose as part of a system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from vehicles accessing the application site and in the interests of road safety.

24. To ensure that the A5 Trunk Road continues to serve its purpose as part of a system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from vehicles accessing the application site and in the interests of road safety.

25. To ensure that the A5 Trunk Road continues to serve its purpose as part of a system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from vehicles accessing the application site and in the interests of road safety.

26. To conserve, enhance and restore the diversity of England's wildlife in accordance with PPS 9 and to ensure that badgers or their setts are not harmed by the proposals in accordance with the Protection of Badgers Act 1992.

27. To conserve, enhance and restore the diversity of England's wildlife in accordance with PPS 9 and the protection of Great Crested Newts in accordance with the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000.

28. To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system. In accordance with the requirements of PPS25 and Adopted Local Plan Polices NE1 and NE14.

29. To ensure that the development is provided with a satisfactory means fo drainage as well as to reduce the risk of creating of exacerbating a flooding problem and to minimise the risk of pollution. In accordance with the requirements of PPS25 and Adopted Local Plan Polices NE1 and, NE14.

30. Good quality soil is a finite resource and given the development will result in the loss of 43ha of Grade 3 agricultural land it is reasonable and necessary that the soils form the site should be used as sustainably as possible. To ensure compliance with the requirements of PPS1 and PPS7.

31. To ensure useable cycle routes are available to and from the site, to reduce the dependency on car travel, in the interests of sustainability and highway safety and in accordance with the requirements of Spatial Objective 13 of the Adopted Hinckley and Bosworth Core Strategy and Policy T5 of the Adopted Hinckley and Bosworth Local Plan.

32. To ensure satisfactory archaeological investigation and recording in accordnace with the requirements of Polciies BE13, BE14 and BE16 of the adopted Hinckley and Bosworth Local Plan and Planning Policy Statement 5.

33. To ensure satisfactory archaeological investigation and recording in accordnace with the requirements of Polciies BE13, BE14 and BE16 of the adopted Hinckley and Bosworth Local Plan and Planning Policy Statement 5.

34. To conserve, enhance and restore the diversity of England's wildlife in accordance with PPS 9 and to ensure that bats or their roosts are not harmed by the proposals in accordance with the Wildlife and Countryside Act 1981.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5. The highway mitigation works associated with this consent involves works within the public highway, which is land over which you have no control. The Highways Agency therefore requires you to enter into a suitable legal agreement to cover the design, construction and supervision of the works.

6. The applicant should be made aware that any works undertaken to the Highways Agency network are carried out under the Network Occupancy Management policy, in accordance with HA procedures, which currently requires notification/booking 12 months prior to the proposed start date. Exemptions to these bookings can be made, but only if valid reasons can be given to prove they will not affect journey time reliability and safety. The HA's Area 7 Managing Agent Contractor contact details for these matters is area7.roadspace@aone.uk.com. Please contact Mr Alan Darby of the HA's East Midlands Network Delivery and Development Directorate on 07900 535 262 at an early stage to discuss the details of the highway agreement.

7. A section S61 agreement under the Control of Pollution Act 1974 should be considered.

8. The scheme required by condition # shall include:

   ES Section 17. 53 - Limiting surface water run-off from the site to the greenfield run-off rate of 5l/s/ha for all rainfall events up to the 100 year plus 20% for climate change rainfall events.
   ES Sections 17. 54 and 17.82 - The use of SUDs systems within the site including filter drains and strips, porous paving to car parking areas, swales and attenuation ponds, and rainwater harvesting, to attenuate the difference between the allowable discharge rate and all rainfall events up to the 100 year plus 20% for climate change critical rain storm.
   ES Section 17.88 and 17.93 - A minimum freeboard of 300mm above the 100 year plus 20% (for climate change) flood level and the proposed finished floor level of any building.
   S Appendix 17.2 - Results from percolation tests undertaken in accordance with BRE Digest 365 (or CIRIA Report 156), to confirm that infiltration drainage is not a viable option, prior to and in support of the detailed drainage design.
   Detailed drawings and tabulated information: -
   A master drainage plan drawing showing each phase/catchment area, detailing the proposed SUDs system types to be used in each phase/catchment, the attenuation volumes for each SUDs element and discharge rates proposed for individual catchment or plot, based on the proposed impermeable area, and not the overall area of each catchment.
   The cumulative discharge rates to be passed forward from each phase when it drains into another, and the final discharge rates from each outfall taking flows off of the site.
   Simple calculations in support of the above (not detailed drainage design unless it is already available).
   The above information in an easily readable table format, including which catchments drain to which outfall.
   A phasing plan and table clarifying which downstream drainage elements need constructing in order to provide each upstream catchment/plot, eg. Zone 2 (East) needs elements of Zones 2 (West) and Zone 1 to be in place in order for this catchment to be constructed.
   Details of how surface water run-off will be managed during the construction phase, including but not exclusive of eg, SUDs drainage elements to be constructed at the groundworks phase of the development. As areas cleared of vegetation can increase silt pollution and surface water run-off, leading to increased flood risk.
   Details of how the scheme shall be maintained and managed after completion.
   A drainage design compliance procedure to monitor the provision of the master surface water drainage scheme, impermeable areas, attenuation volumes, and flow controls, including an auditing process to include checking and certification that each phase of the development complies with the agreed scheme. Each stage of the development will be presented to the Environment Agency as evidence that the agreed scheme has been followed.

Reference to the following CIRIA and other documents within the detailed design of the surface water drainage system:
C689 Culvert design and operation guide;
C687 planning for SuDS making it happen;
C698 Site handbook for the construction of SuDS;
The GRO Green Roof Guide - As this will highlight buildings where it is possible to use these as part of the development eg security buildings at gated entrances.

9. Western Power Distribution advisees that they have Network within the site. For all new developments, diversions and ground works you can contact Western Power Distribution CAT Team at Toll End Road, Tipton, DY4 0HH or call 08450 727270. For advice and support on locating equipment and safe working around the network contact cablesafe on 0800 015 0927. Any alteration, building or ground work in the vicinity of our network that may or may not directly our cables must be notified in detail to Western Power Distribution.



Date:- 9 March 2012

BILL CULLEN
PROPER OFFICER OF THE COUNCIL

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.

2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.

3. If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within **six months (see para 2a below)** of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 305(K), Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, by telephoning 0117 372 6372 or online at www.planningportal.gov.uk/planning/appeals/). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within **six months** of the date of this notice.

4. If permission to develop land is granted permission subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where planning permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

6. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice BS 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, BS 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."

2 The buildings to which these requirements apply are :-

a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
c) Factories as defined by Section 175 of the Factories Act 1961.

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