Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
InnovITS	MIRA Ltd
Mr Nick Clare	Mr Ian Lawrence
John Eccles House	Watling Street
Robert Robinson Avenue	Nuneaton
Oxford Science Park	Warwickshire
Oxford	CV10 0TU

Part I - Particulars of Application

Date of Application	**Application No.**
11 July 2008	08/00720/FUL

Particulars and location of development :

CONSTRUCTION OF CITY CIRCUIT AND ANCILLARY FACILITIES INCLUDING CREATION OF POND AND ERECTION OF MAST AND CONTROL CENTRE WITH ASSOCIATED PARKING AND ACCESS

Mira Ltd Watling Street Lindley Higham On The Hill Nuneaton

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of residential amenity or the character and appearance of the surrounding landscape.

Hinckley & Bosworth Borough Council Local Plan (2001) :- EMP5, EMP6, NE13 and NE14

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. This permission relates to the application as revised by amended plan PG/054/002 Rev C received by the Local Planning Authority on 3 November 2008.

3. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2008, and Drainage Strategy dated July 2008, and the following mitigation measures detailed within these documents:

   a) Limiting the surface water run-off generated by the 100-year plus 20% (for climate change) critical rain storm to an allowable discharge rate of 85l/s, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

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IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

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b) Provision of a minimum 7800m3 attenuation pond on the site to accommodate surface water run-off between the allowable discharge rate detailed above and the 100-year plus 20% (for climate change) critical rain storm, as shown on Drawing No. (YB00327) E500 dated 7 July 2008

c) Surface water run-off discharging from the attenuation pond must be directed to Outfalls 1 and/or 3 only, as detailed in paragraph 4.2 of the FRA.

4. The development hereby permitted shall not be commenced until such time as a scheme for the provision of surface water drainage works has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the following details:

a) The proposed on-site surface water drainage system should be designed to the Sewers for Adoption, 30 year standard or similar, which is acceptable in principal. Additional details are required to confirm that the surface water system will operate without flooding during the 30-year rainfall event, and not flood or leave the proposed site during the 100-year or 100-year plus 30% for residential, 20% for commercial (for climate change) rainfall event.

b) A plan and calculations in support of the on-site surface water drainage system demonstrating micro-drainage output for the 30-year, 100-year and 100-year plus 30% for residential, 20% for commercial (for climate change) rainfall events, including pipeline schedules, network information and results, to demonstrate that no flooding occurs to the proposed development or surrounding area from the above rainfall events.

c) If the system surcharges a detailed plan (location of any surcharging should be identified as should any resultant overland flood flow routes) and calculations for any surface flooding, including flood flow routes, expected depths, and confirmation that this would not cause flooding to nearby properties. Any excess surface water should be routed away from any proposed or existing properties.

d) Calculations (including micro-drainage output for the 30-year and 100-year plus 30% for residential, 20% for commercial (for climate change) rainfall events) in support of any on site surface water attenuation system including sizing and any hydrobrake details and design.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

5. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved and maintained thereafter.

6. The development hereby permitted shall not be commenced until such time as a scheme to install trapped gullies has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To define the permission.

3. To prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to prevent flooding elsewhere by ensuring that storage of excess surface water run-off is provided, in accordance with the requirements of Policy NE13 of the Adopted Hinckley and Bosworth Local Plan and the guidance contained within PPS25.

4. To prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site, in accordance with the requirements of Policy NE13 of the Adopted Hinckley and Bosworth Local Plan and the guidance contained within PPS25.

5. To prevent pollution of the water environment, in accordance with the requirements of Policy NE14 of the Adopted Hinckley and Bosworth Local Plan and the guidance contained within PPS25.

6. To prevent pollution of the water environment, in accordance with the requirements of Policy NE14 of the Adopted Hinckley and Bosworth Local Plan and the guidance contained within PPS25.

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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. The approved plans relevant to this decision are, PG/054/003 Rev A, PG/054/002 Rev C, PG/054/004, PG/054/0005,, PG/054/006, YB00327 E502, YB00327/05/04 (Flood Risk Assessment), YB00327/05/01(Drainage Strategy) and DJB/6147/A (Noise Impact Assessment).

5. Attention is drawn to the attached consultation response from the Environment Agency, which provides further details in respect of the compliance with the above-mentioned conditions and additional advice in respect of the construction of the attenuation pond.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 20 November 2008