

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 13 December 2022

Item

7. Note

AMEND Index on Pg 15

The reference number for 5 Cabinhill Road reads as 039209 and should be corrected to 039239

1. Residential amenity -
The distance from the habitable room windows of flat 3 located on the first floor to the boundary with 6 Manse Close is between 6.788- 7.066m and not 6.5m as previously stated.

Consultation responses -

Amend NBBC Refuse from no objection subject to conditions to comment from

3. Neighbours notified -
In addition to the neighbours notified, the following additional addresses were notified:
35 Newdegate Street, 18 & 20 Bridge Street.

The following addresses should also be updated:

Reflex 1, Wilkinson 1, Wilkinson 2, 39a, 39b, 44, 46, flat 46, 47, 47a Church Street (not Bridge Street as previously stated).

1-33 & 35-51 (inclusive) 'The Close' Church Street

Please amend conditions 7, 14, 15, 25, 26, 27 and 28 to read:

7. No development shall commence above ground floor slab level until details of the cycle and bin storage facilities for each phase of development have been submitted to and approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details and this shall be implemented prior to occupation of the development.

14. No development other than site clearance but excluding demolition shall commence until:

- a. A contaminated land assessment and associated remedial strategy for that phase has been submitted to, and agreed in writing by the Council;
- b. The approved remediation works shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment for that phase;
- c. If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the local planning authority before the additional remediation works are carried out.

The agreed strategy shall be implemented in full prior to completion of the development hereby approved; and

d. On completion of the agreed remediation works for any phase, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Council.

15. No development, other than site clearance to existing ground levels, shall take place until:

a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority.

b) the programme of archaeological evaluative fieldwork and associated post-excavation analysis and report production detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the planning authority.

c) where appropriate, an Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

25. No occupation and subsequent use of the development shall take place until a detailed, site specific drainage maintenance plan is provided to the council in consultation with the LLFA. Such maintenance plan should

1. Provide the name of the party responsible, including contact name, address, email address and phone number
2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
3. Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development.
4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance

26. No development, apart from site clearance, shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the council 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:

1. Where necessary, provide updated drainage scheme drawings and calculations demonstrating the advancement of the proposals as it progresses through detailed design.
2. Provide detail drawings including cross sections, of proposed features such as attenuation features, and flow control / outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753 and given the proximity to the buildings, an understanding of the interaction with the structure/foundations would be expected.

3. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:

a. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.

b. Consider property finished floor levels and thresholds in relation to exceedance flows.

The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels.

c. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.

4. Provide results from the survey work carried out on the existing outfall into the river anker to the LLFA for review

27. The development shall be carried out in accordance with the submitted flood risk assessment (ref Bridge to Living Nuneaton, Flood risk Assessment and Drainage Strategy Hexa ref: 600417 date: March 2022 Rev V02) and the following mitigation measures it details:

- Residential finished floor levels shall be set no lower than 600 mm above the 1% AEP plus 22% climate change flood level.

- Flood resilience measures shall be included in the design of the commercial units on bridge street.

- The flood flow routes that already exist through the site shall be maintained after development of the site.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements, unless otherwise agreed in writing with the Council. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

28. Compensatory storage shall be provided on a level for level basis at the Anker Mill site. Full detailed design demonstrating that the design of the storage area provides compensation for flood waters at 200mm slices of the flood plain shall be submitted for approval by the Environment Agency prior to development (save for site clearance and demolition above slab level) and as built drawings provided to confirm the compensation volume has been achieved post construction.

The flood compensation area shall be installed prior to any development (save for site clearance and demolition above slab level) commencing at the Bridge to living (BTL) site to ensure that compensatory storage is provided and that the construction phase of the BTL development does not increase flood risk to third parties.

Please remove condition 9 as WCC Water Officer does not require the condition

5. ADD 37 Ashleigh Drive under the 'Neighbours notified' heading

AMEND Conditions to REMOVE condition 1 and renumber condition 2 to

condition 1. SO

Condition 1 should read:

The residential annex outbuilding hereby approved shall remain ancillary to the residential property at 64a Lutterworth Road. It shall at no point form a separate dwelling unconnected to existing residential property.

7. AMEND Index on Pg 15

The reference number for 5 Cabinhill Road reads as 039209 and should be corrected to 039239.

1. Impact on Residential Amenity

Impact on 5 Broome Way to be amended to -

No. 5 Broome Way is the unattached neighbour to the east. This property shall be unaffected, as there are no proposed habitable room windows which directly face the property (a first floor window is proposed within the extension to serve the dressing room and this faces roughly south-east of the site. It is therefore considered that there will be no detrimental impact on this property.

Impact on 7 Broome Way to be amended to -

No. 7 Broome Way is the unattached neighbour to the east. This property shall be unaffected, as there are no proposed habitable room windows which directly face the property (a first floor window is proposed within the extension to serve the dressing room and this faces roughly south-east of the site). It is therefore considered that there will be no detrimental impact on this property.