

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 1st March 2022

Item 1. AMEND schedule of conditions to read:

1. This permission is granted under the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, on an outline application and the further approval of the Council shall be required with respect to the undetermined matters hereby reserved before any development commences:

- a) Layout
- b) Scale
- c) Appearance and
- e) Landscaping.

2. In the case of the reserved matters specified above, application for approval accompanied by all detailed drawings and particulars, must be made to the Council not later than the expiration of ten years from the date of permission 034901.

3. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of all reserved matters.

4. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Site Plan	03A	2nd June 2017
Proposed Access Junction Layout	162425-GA-001 C	8th November 2017

5. The development shall not be carried out other than in accordance with the Phasing Plan approved under condition 5 of approval 034901 unless otherwise approved in writing by the Council. The development, and the release of units for occupation, shall not be carried out other than in accordance with the approved Phasing Plan.

6. The development shall not be carried out other than in accordance with the Construction Management Plan approved under condition 6 of approval 034901 unless otherwise approved in writing by the . Only the agreed details shall be implemented on site and shall be adhered to throughout the duration of construction.

7. No groundworks, remediation or built construction will take place until the detailed design of the Traffic Signalled Access Junction on the B4113 Coventry Road (as indicatively shown on Drawing 162425-GA.001 Rev C.), and have first been submitted to and approved in writing by the Local Planning Authority and address the following matters;

- a. Provision of an engineering layout demonstrating the geometry of the junction layout and lane widths;
- b. Identification of the detection system and cabling routing through the junction;
- c. Identification of the method of control and back-up system for the operation of the junction;
- d. Identification of the location for a maintenance vehicle bay near the traffic signal controllers;
- e. Identification of the locations for two PTZ CCTV cameras for traffic management of the junction;
- f. Identification of the locations for street lighting;
- g. Provision of Stage 2 Road Safety Audits based on the detailed drawings.
- h. Provision of bus stops, shelters and their ancillary infrastructure
- i. Provision of a shared footway / cycleway between the site access and the A444 / B4113 Coventry Road 'Griff' Junction Thereafter the approved highway access works shall be implemented in accordance with the approved plans. No part of the site shall be accessed until the approved highway access works have been completed, as evidenced by the issuing of a Certificate of Substantial Completion by the Highway Authority.

8. The development shall not be carried out other than in accordance with the boundary treatments approved under condition 8 of approval 034901 unless otherwise approved in writing by the Council. No unit shall be occupied until the boundary treatments have been provided in accordance with the approved details.

9. The development shall not be carried out other than in accordance with the Construction Ecological Management Plan (CEMP) approved under condition 9 of approval 034901. The approved CEMP shall be adhered to throughout the construction period.

10. The development shall not be carried out other than in accordance with the Landscape and Ecological Management Plan (LEMP) approved under condition 10 of approval 034901 unless otherwise approved in writing by the Council. The approved plan will be implemented in accordance with the approved details.

11. The development shall not be carried out other than in accordance with the detailed foul and surface water drainage scheme for the site approved under condition 11 of approval 034901 unless otherwise approved in writing by the Council.

12. The development shall not be carried out other than in accordance with the contaminated land assessment approved under condition 12a. of approval 034901. No development shall commence on any phase until:

b. The approved remediation works for that phase of development shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment;

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, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Council.

13. The development shall not be carried out other than in accordance with the details of the provision of car parking, access and manoeuvring areas, including surfacing, drainage and levels for that phase of development approved under condition 13 of approval 034901 unless otherwise approved in writing by the Council. No unit shall be occupied until the car parking, accesses and manoeuvring areas for that unit or use have been laid out in accordance with the approved details. Such areas shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be.

14. The development shall not be carried out other than in accordance with the details of cycle provision for phase 1 approved under condition 14 of approval 034901 unless otherwise approved in writing by the Council. No development shall commence in any phase until a plan has been submitted to and approved in writing by the Council showing the routes of all cycle paths and footways running through the site. All cycle paths shall be 3m wide and finished in Tarmac, other routes shall be 1.8m wide and finished in tarmac. Only the agreed details shall be implemented on site.

15. The development shall not be carried out other than in accordance with the details of site levels and finished floor levels approved under condition 15 of approval 034901 unless otherwise approved in writing by the Council. No construction work shall be carried out other than in accordance with the approved details.

16. The development shall not be carried out other than in accordance with the scheme for the lighting of the site and associated access roads and parking areas within that phase approved under condition 16 of approval 034901 unless otherwise approved in writing by the Council.

The development shall not be carried out other than in accordance with the approved details.

17. The development shall not be carried out other than in accordance with the details of all existing trees and hedgerows on the site, any to be retained, and measures for their protection in the course of the development approved under condition 17 of approval 034901. No tree or hedgerow other than so agreed shall be removed, and no construction works shall commence unless the approved measures for the protection of those to be retained have been provided and are maintained during the course of development.

18. The development shall not be carried out other than in accordance with the details of the programme of archaeological evaluation approved under condition 18a) of approval 034901 and details of the Archaeological Mitigation Strategy approved under condition 18b) of approval 034901.

Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place in any development phase until the Archaeological Mitigation Strategy document for that development phase has been approved in writing by the Local Planning Authority and any fieldwork detailed in the approved Archaeological Mitigation Strategy document has been completed to the satisfaction of the Local Planning Authority. The post-excavation analysis, publication of results and archive deposition shall be undertaken in accordance with the approved Mitigation Strategy document.

19. The development shall not be carried out other than in accordance with the details and samples of materials proposed to be used in the external parts of any building approved under condition 19 of approval 034901 unless otherwise approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details.

20. The details required by condition 1(e) shall be carried out within 12 months of the commencement of the development and subsequently maintained in the following manner:-

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 Council consents in writing to any variation.

21. The development permitted by this planning permission shall be carried out strictly in accordance with the approved Flood Risk Assessment (FRA), Faultlands Nuneaton, Issue 4, June 2017, and in particular the following mitigation measures detailed within the FRA:

- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to the Qbar Greenfield rate.

- Provide provision of surface water attenuation storage as stated within the FRA of 14,546m³ or subject to detailed design in accordance with 'Science Report SC030219 Rainfall Management for Developments'.

- Provide two attenuation basins designed in accordance with CIRIA C753 comprising an area of at least 1.16ha providing a minimum of Two thirds of the required attenuation storage.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing and phasing arrangements embodied within the scheme.

22. The development hereby approved shall not exceed a total floor space of more than 92,904sqm, of which no more than 30% shall fall within the B2 (general industrial) use class and the remainder fall within the B8 (storage and distribution) use class.

23. There shall be no outside storage of goods or materials.

24. No development within the phase in which the cyclepath ramp up to the canal Turnover Bridge is proposed to be constructed shall commence until full details and specification for the ramp with appropriate guardrails (as necessary in accordance with relevant British Standards) have been submitted to and approved in writing by the Council. No unit shall be occupied within that phase until the ramp has been provided in accordance with the approved details.