

PLANNING APPLICATIONS COMMITTEE

ADDENDUM

18th November 2025

Item	
1.	Amend Ward: SE, not SM. Amended Schedule 1 Condition 1 - Removal of Proposed site plan - 7287-P-200 Rev. Q to Proposed site plan - 7287-P-200 Rev. S - date received 12/11/2025 Amended Schedule 2 Condition 2 to The development hereby approved shall not be occupied until the road has been laid out in accordance with drawing no. 7287-P-200 Rev. S
2.	Add to end of paragraph 3 of Works to T2 Lime tree - The proposed works relating to the removal of deadwood. Under Regulation 14 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, the removal of dead branches constitutes exempt works and does not normally require formal TPO consent, provided that the material is demonstrably dead and no live growth is affected. The removal of deadwood represents good arboricultural practice and will assist in maintaining the tree's long-term health and structural condition. It will also reduce the potential for branch shedding and therefore contributes to public safety. There is no evidence that the works would result in any harm to the tree's amenity value or its contribution to the character of the area. To ensure the works are carried out to an appropriate standard and that only deadwood is removed, condition 1 will ensure that best arboricultural practice is followed and safeguard the long-term interests of the protected tree.

Accommodation Schedule									
	Area (Sqft)	Area (Sqm)	House Type	Storey	Total no.	Dwelling Type	Total Area (Sqft)	Total Area (Sqm)	Tenure Mix (%)
Open Market									
●	758.8	70.5	2B3P H	2	22	Daresbury	16694.8	1551	40.7
●	905.2	84.1	3B4P H	2	13	Cavendish	11768.2	1093.3	24.1
●	1018.2	94.6	3B5P H	2	5	Carnaby	5091.3	473	9.3
●	999.9	92.9	3B4P H	2	2	Grosvenor	1999.9	185.8	3.7
●	1252.9	116.4	4B7P H	2	4	Richmond	5011.6	465.6	7.4
Sub Total							40565.8	3768.7	85.2
Affordable									
●	538.2	50	1B2P F	1	4	Flat (walk-up)	2152.8	200	7.4
●	635.0	59	1B2P F	1	4	Flat (walk-up)	2540.3	236	7.4
Sub Total							4693.1	436	14.8
Total							45259.0	4204.7	100

Key

Site Boundary

Phase 2 Boundary (Not Applicable to this application)

1800mm Close Boarded Timber Fence

Line of Retaining / Underbuild

Foot Paths

Driveways

Existing Trees/ Hedgerow to be Retained

Root Protection Area

Afforded Protection by Tree Protection Order

Existing Trees/ Hedgerow to be Removed

Proposed Trees

No Build Zone

Affordable Dwellings

M4(2) Compliant Dwellings

Bin & Recycling Store

Garden Shed

Bollard



NOTES

This drawing is the copyright of Quattro Design Architects Ltd and should not be reproduced in whole or in part without written permission. Only figured dimensions to be used for construction. Check all dimensions on site. Any discrepancies are to be reported to the Architect as soon as possible.

REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

A: 15.01.2025 - JC - CC: Layout revised following client comments 14.01.2025

B: 20.01.2025 - JC - CC: Plots 22/23 Daresbury sub'd for Carnaby, Plots 22/23 & 28/29 materials changed, Retained trees near plots 18/19. Other amendments following client comments on 17.01.2025.

C: 22.01.2024 - JC - CC: Minor adjustments following comments from client. TPO tree numbers corrected.

D: 28.01.25 - CC: Minor revisions following further comments from client group.

E: 11.02.2025 - JC - CC: Plots 32-35 split down party wall to separate dwellings. Speed Cushions locations amended, Accommodation schedule amended, Other minor revisions following further comments from client group.

F: 12.02.2025 - JC - CC: Southern access widened to suit latest swept path analysis. Other minor amendments following further comments from client.

G: 18.02.2025 - JC - CC: OS Map added showing surrounding site

H: 20.02.2025 - JC - CC: Key updated to show phase 2 boundary.

J: 09.04.25 - CC - JC: Dwelling layouts, parking & traffic calming revised following comments from LPA and client group.

K: 16.04.25 - CC: Highways, traffic calming and junction revisions. Motorcycle parking spaces added, Parking space sizes revised.

L: 12.05.25 - CC: Highway revised following comments from LPA and revisions from highways engineer. Dwelling positions revised following comments from LPA.

M: 20.05.25 - CC: Dwelling re-arranged to maximise back-to-back distances.

N: 30.06.25 - CC: Dwelling positions & mix revised to address LPA concerns regarding back-to-back distances.

P: 19.08.25 - CC: Tree retention, removal & TPO's revised to align with Arboricultural report. Raised table removed and bollards added to highway (in front of Plot 27). Raised table moved south (in front of Plot 21). Accommodation schedule corrected. Paths & parking amendments following further comments from client group.

Q: 28.08.25 - CC: Minor adjustment following client comments.

R: 07.11.25 - CC: M4(2) compliant dwellings shown.

S: 10.11.25 - CC: M4(2) compliant dwellings revised.

DRAWING TITLE

Proposed Site Layout

PROJECT

Former Manor Park School Site
Nuneaton

CLIENT

Warwickshire Property
Development Ltd &
Seddon Construction

SCALE 1:500@A1
1:1000@A3

DATE Mar 2024

DRAWING NO. 7287-P-200

REV S



Gloucester | London | Cardiff
Registered Office: Matthews Warehouse, High Orchard Street,
(01452) 424234 Gloucester Quays, GL2 5QY

