

## **PLANNING APPLICATIONS COMMITTEE**

**1<sup>st</sup> April 2014**

### **ADDENDUM**

Item:

1. AMEND Condition 10 to read:

10. The development hereby permitted, shall not be carried out other than in accordance with the approved Flood Risk Assessment (FRA) Ref: 11013061, dated 07/01/2014, compiled by WSP, and the following mitigation measures:

- a) Limiting the discharge rate from the developed site to the pre-developed equivalent Greenfield runoff rate for the corresponding rainfall event.
- b) Finished floor levels set no lower than 300mm above the modelled 100year (Climate Change) flood level as determined by the Wem & Griff Brook Hydraulic Model Study.

ADD to Neighbour Representations:

Letter of Comment from Mr. Alan Baxter raising the following points:

1. Assume that consideration has been given to providing improved facilities to the Coventry Canal (and to the Ashby Canal).
2. Funds for tow-path maintenance could also be directed to the area.
3. Funding for a footpath/cycle-path along the whole former Griff Arm could be pushed for.

DELETE Condition 25:

2. AMEND Severn Trent Water Representations to:

1. No objection to original consultation subject to a condition relating to:
  - a. Drainage details for disposal of surface water and foul sewage.
2. No objection to amended details subject to conditions as above.

AMEND condition 3 to read:

3. No development shall commence until full details of the drainage to the site, including all surface water and foul sewers and drainage to all hardstandings, have been submitted to and approved in writing by the Council. No construction work creating surface water run off shall be carried out and the use commence until the required drainage has been provided in accordance with the approved details.

As a minimum the details must include;

- Calculations of pre, and post- development runoff rates.
- A fully labelled network drawing showing all dimensions of all elements of the proposed drainage system.
- Detailed network calculations that correspond to the above drawing.

- Modelled results for critical storms, including as a minimum 1yr, 30yr, and 100yr +30% cc events of various durations. A submerged outfall should be used for the modelling.
- If required, an electronic copy of the model may be requested.
- Correspondence from Severn Trent Water giving points of connection, permitted discharge rates, and confirmation of sufficient capacity within the receiving networks.
- Detailed designed drainage drawings, including oil separator, underground storage and control device.
- Details of the long term maintenance of the drainage.
- The applicant should also include evidence of overland flood flow routing in case of system failure. This should include the flow routes and depths/velocities of the flows.
- Installation of a flap valve within the last outfall chamber prior to leaving the site to minimise backwater affect from the River Anker.

AMEND condition 4 to read:

4. No development shall be carried out unless in accordance with the approved Flood Risk Assessment (FRA) Report January 2014 Report No. 5975-001 and the following mitigation measures detailed within the FRA:
  - a. Limiting the surface water run-off generated by all rainfall events to 10.3l/s as per section 2.5 of the FRA so that it will not increase the risk of flooding off-site.
  - b. Provision of storage volume of 31.6m<sup>3</sup> set out in section 2.5 of the FRA.
  - c. Finished floor levels are set no lower than 81.84m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to the use commencing on the site and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as submitted and approved in writing by the Council.

AMEND condition 5 to read:

5. No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the Council:
  - a. A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways and receptors
    - potentially unacceptable risks arising from contamination at the site.
  - b. A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - c. The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Council. The scheme shall be implemented as approved.

#### DELETE Condition 6

#### AMEND condition 9 to read:

9. The use hereby permitted shall not commence until the new access and egress into the site including the access road between the roundabout junction of the A444 and the mini-roundabout within the application site is constructed in accordance with drawing numbers A1322-NE(PA)04 Rev P5 and A1322-NE(PA)03 Rev P4. All construction traffic is to use this new access rather than from Newtown Road (unless otherwise agreed in writing by the Council). No construction including demolition shall commence until a suitable temporary access constructed for the duration of the development is submitted and approved in writing by the Council.

#### AMEND Condition 14 to read:

14. The proposal will not be brought into first use until visibility splays have been provided to the vehicular egress from the site with an 'x' distance of 2.4 metres and 'y' distances of 21 metres to the centre of the nearside running lane edge of the carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the carriageway.

#### AMEND Condition 15:

15. Notwithstanding the details provided in A1322-NE(PA)08 and the details provided of the specification for use of the Orion 3 AL4000 lighting columns, a full lighting survey must be submitted and approved by the Council prior to any lighting (including during the construction phase) being first brought into use. This must show contour lighting spills and adequately evidence that there will be no increased light reaching the river corridor or glare to the public highway. The approved details shall be maintained in perpetuity to ensure no increase of light to the river corridor or glare to the public highway.