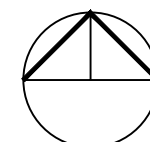


Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

0 50m



Copyright KMB Ltd.

Do Not Scale This Drawing For Construction Purposes

CDM - Significant Design Hazards

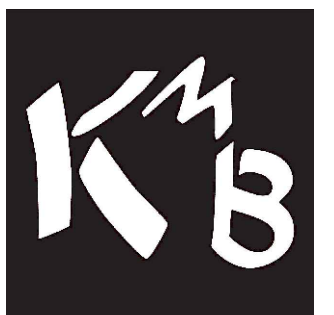
Hazard	Control

Rev	Date	Description	Drawn	Checked

Amendments

Drawing Status

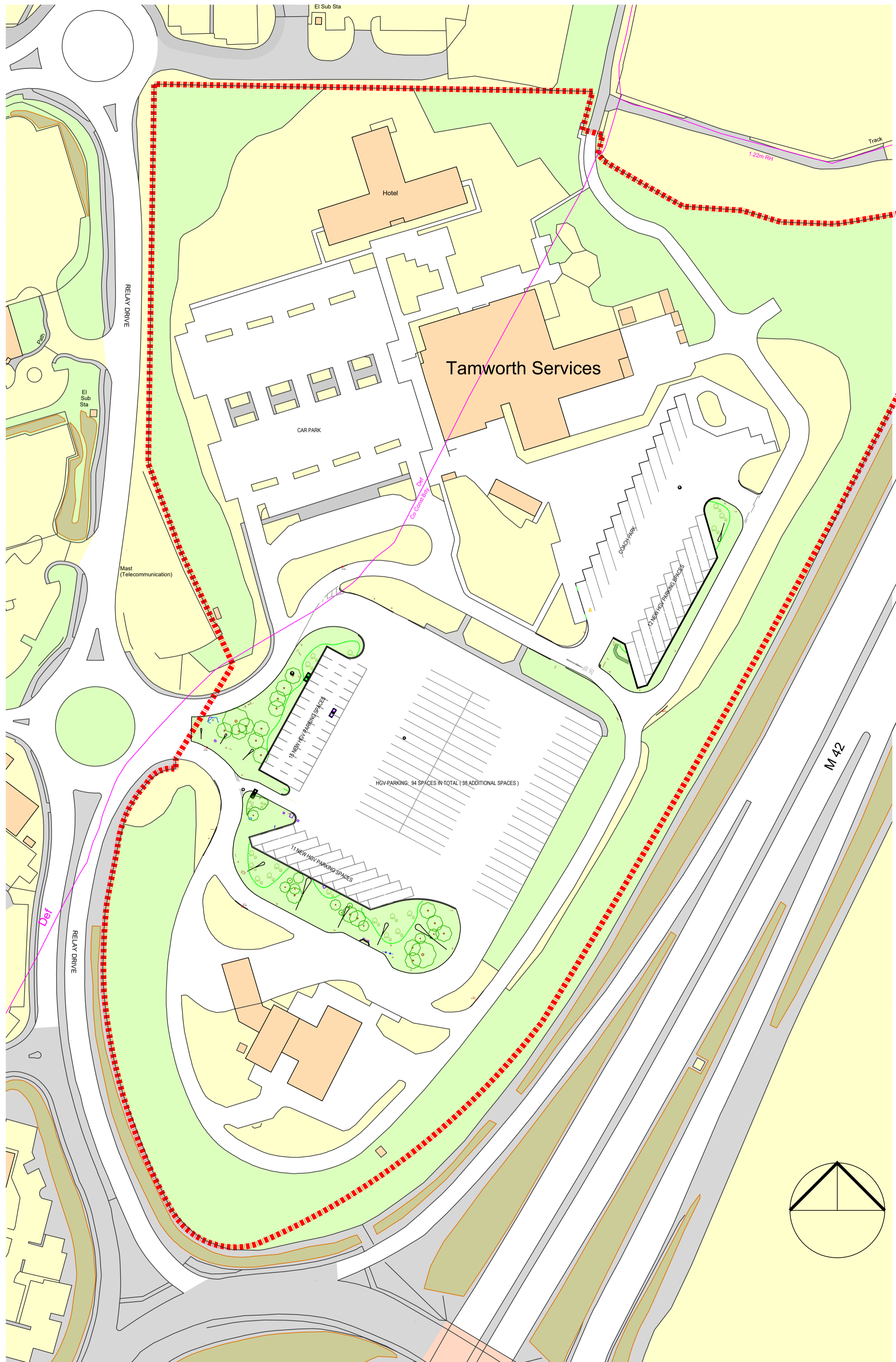
Planning



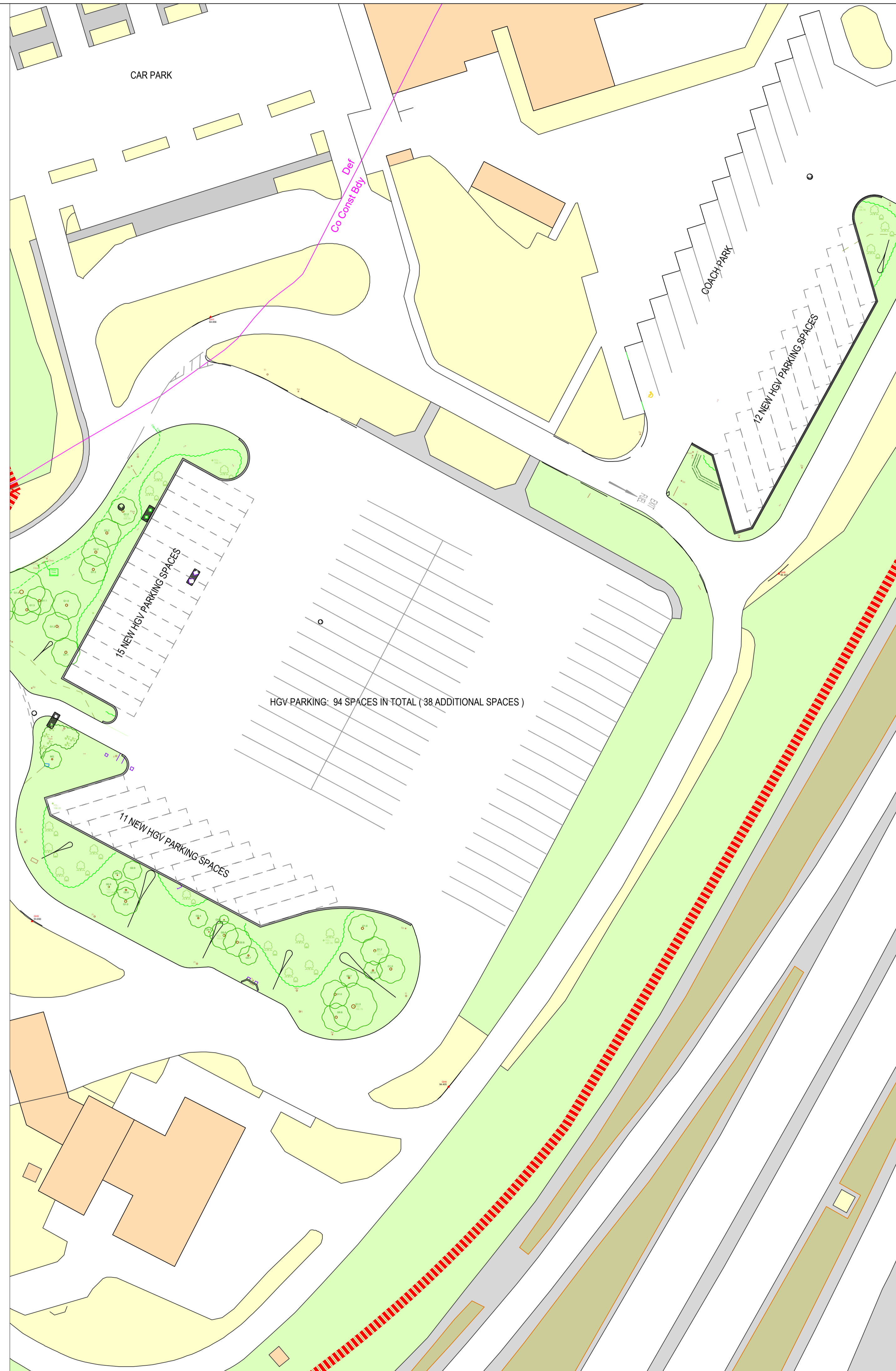
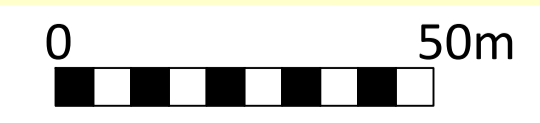
Construction Consultants

PROJECT Moto Tamworth Services			
CLIENT Moto Hospitality Ltd			
TITLE Location Plan			
SCALE 1:2000 @ A3	DATE Feb 2020		
DRAWN BY DH	CHECKED BY	DRAWING No. 7145_01	REV -

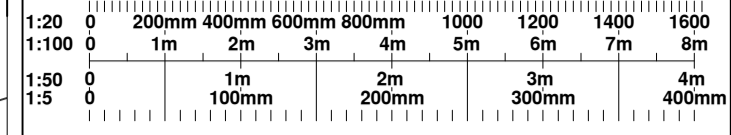
St Luke's Chapel, Buxton Road, Stockport, Manchester, SK2 6NB
t: 0161 477 7709 e: Kmb@kmb-ltd.co.uk



Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432



Copyright KMB Ltd
Do not scale from this drawing. If in doubt contact KMB Ltd.
All materials specified should be used in accordance with the manufacturers recommendations and all relevant current codes of practice.

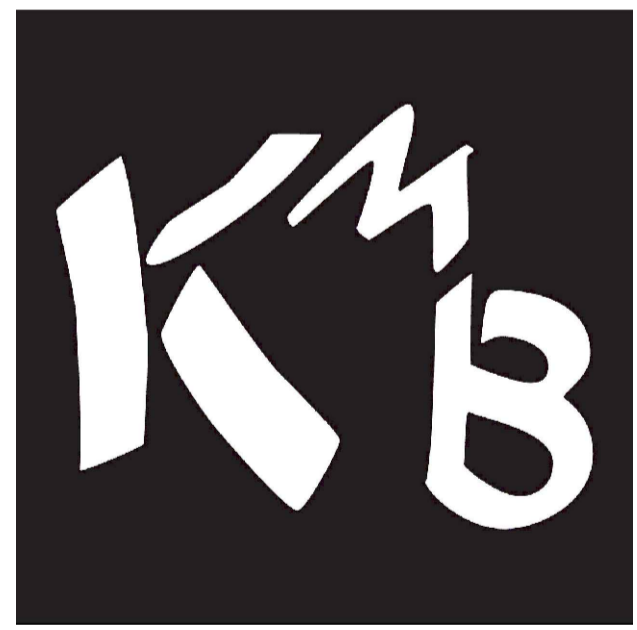


CDM - Significant Design Hazards	
Hazard	Control

Rev	Date	Description	Drawn	Checked

Amendments

Drawing Status
Planning

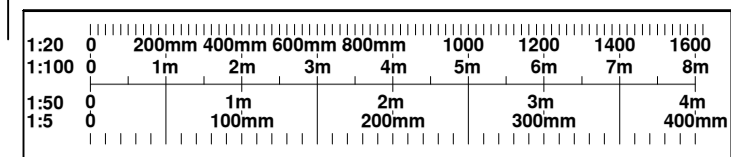


Construction Consultants

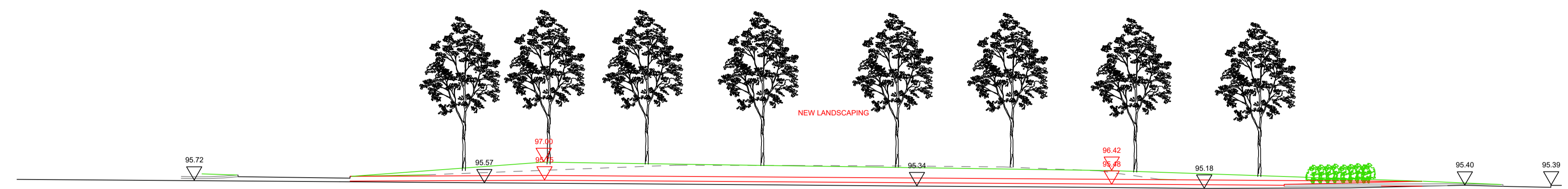
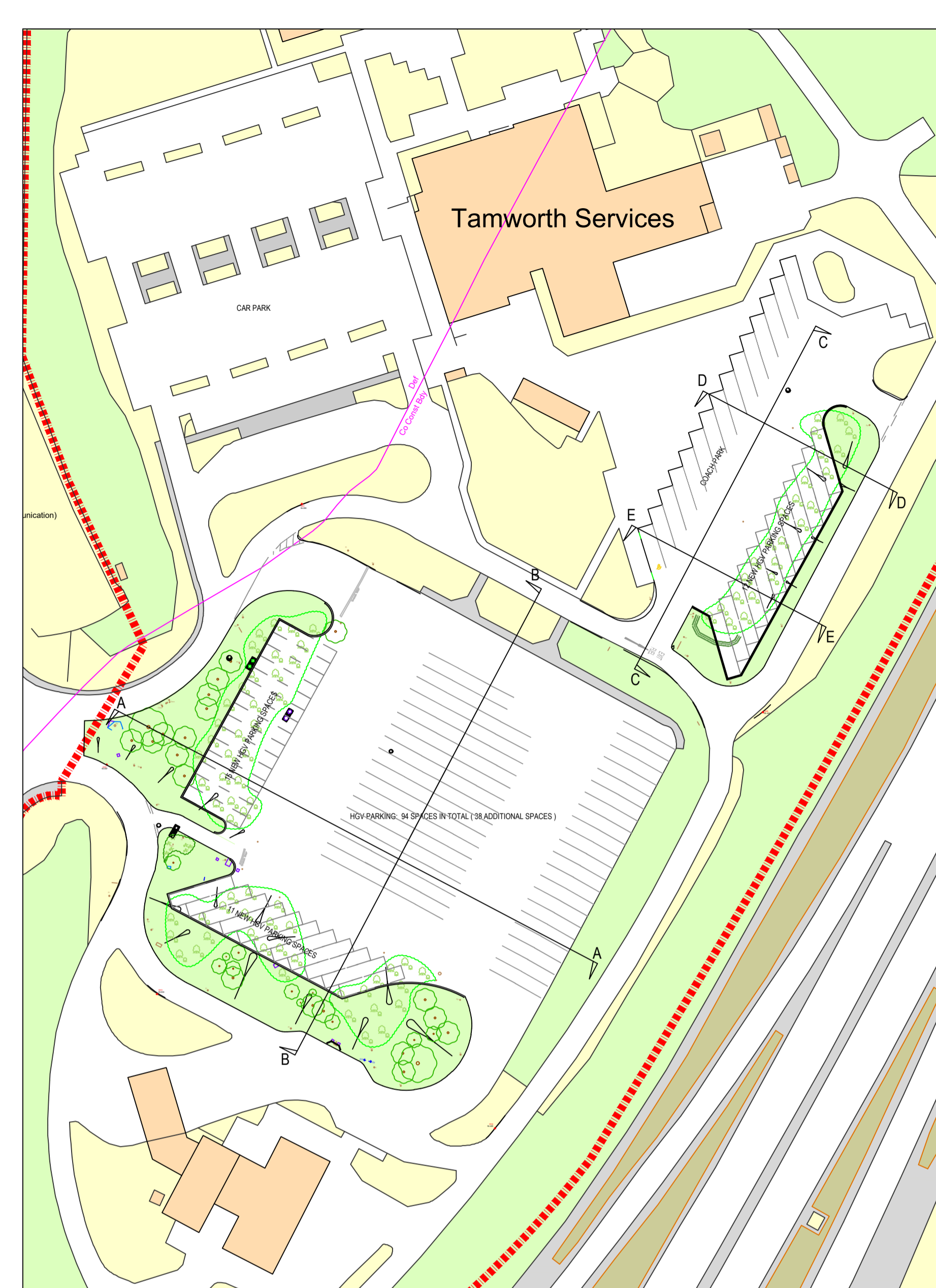
PROJECT Moto Tamworth Services	
CLIENT Moto Hospitality Ltd	
TITLE Site Plan as Proposed	
SCALE 1:1000 / 500 @ A1	DATE Feb 2020
DRAWN BY DH	CHECKED BY
DRAWING No. 7145_03	REV -

St Luke's Chapel, Buxton Road, Stockport, Manchester, SK2 6NB
t: 0161 477 7709 e: kmb@kmb-ltd.co.uk

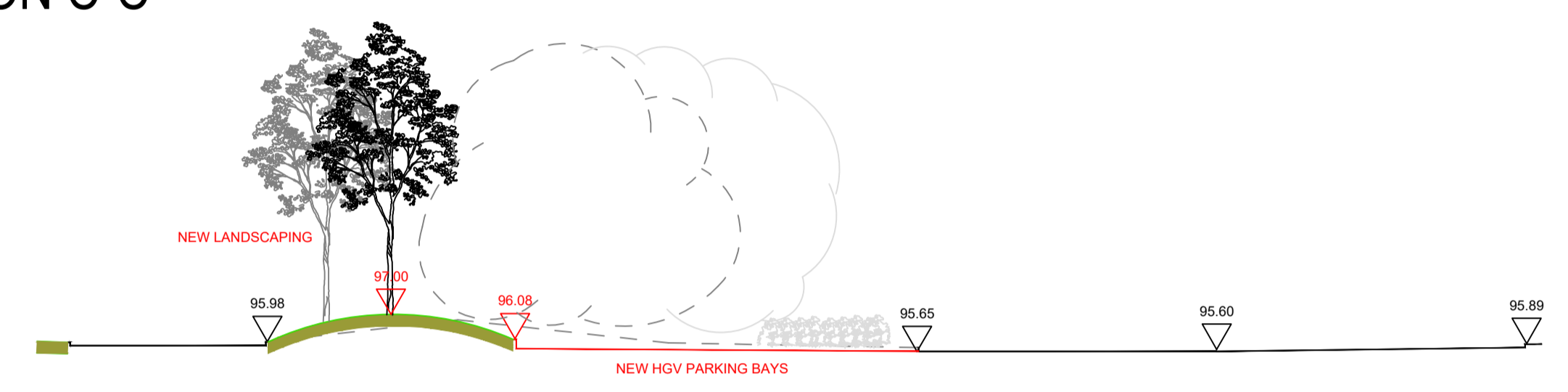
Copyright KMB Ltd
Do not scale from this drawing. If in doubt contact KMB Ltd.
All materials specified should be used in accordance with the manufacturers recommendations and all relevant current codes of practice.



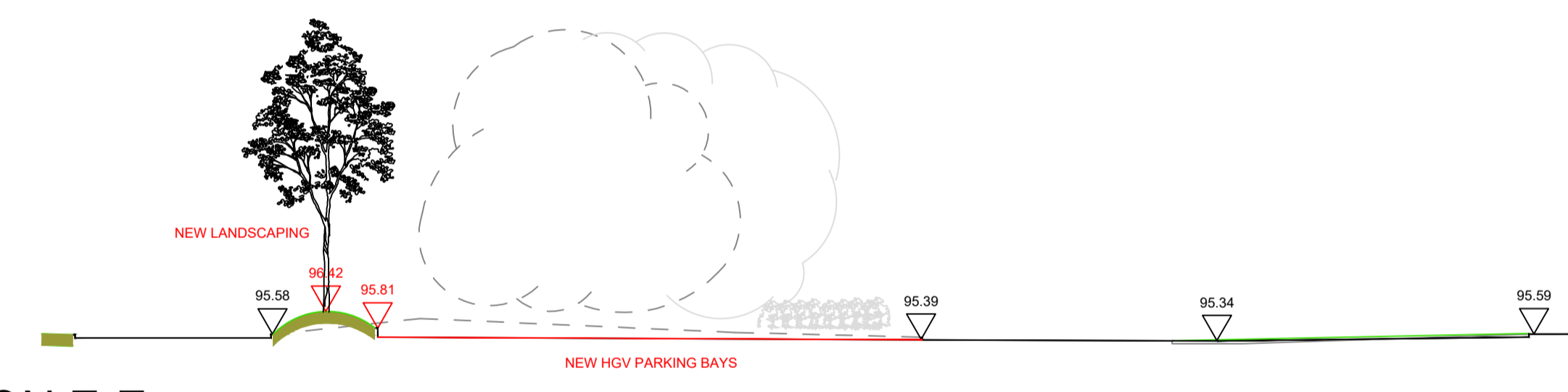
CDM - Significant Design Hazards	
Hazard	Control



COACH PARK SECTION C-C



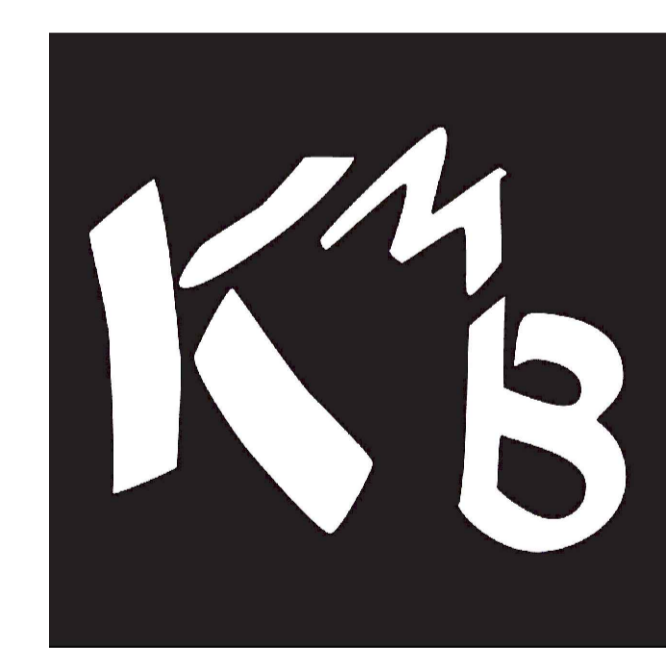
COACH PARK SECTION D-D



COACH PARK SECTION E-E

Rev	Date	Description	Drawn	Checked

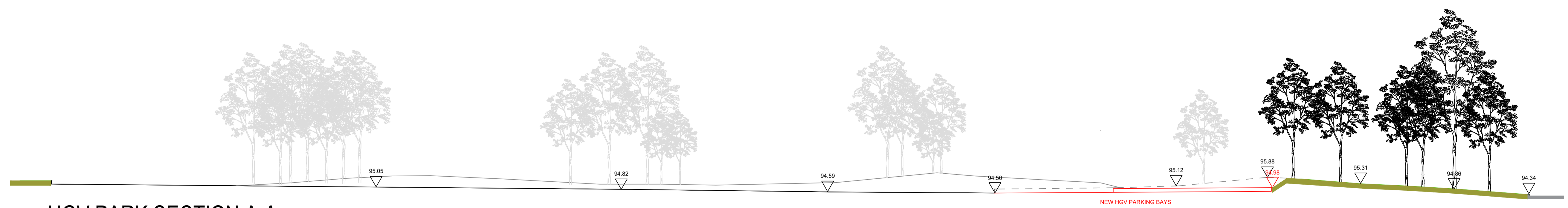
Drawing Status
Planning



Construction Consultants

PROJECT Moto Tamworth Services			
CLIENT Moto Hospitality Ltd			
TITLE Site Sections as Proposed			
SCALE 1:1000 / 200 @ A1	DATE May 2020		
DRAWN BY DH	CHECKED BY	DRAWING NO. 7145_05	REV -

St Luke's Chapel, Buxton Road, Stockport, Manchester, SK2 6NB
t: 0161 477 7709 e: Kmb@kmb-ltd.co.uk



HGV PARK SECTION A-A



HGV PARK SECTION B-B



North Warwickshire
Borough Council

Mr Darren Hamblett
KMB Ltd
St. Luke's Chapel
Buxton Road
Stockport
SK2 6NB

Jeff Brown BA Dip TP MRTPI
Head of Development Control Service

The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

Telephone: (01827) 715341
Fax: (01827) 719225
E Mail: PlanningControl@NorthWarks.gov.uk
Website: www.northwarks.gov.uk

Date: 16 November 2020

The Town & Country Planning Acts
The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
The Town & Country Planning (General Development) Orders
The Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)

DECISION NOTICE

Full Planning Application

Application Ref: PAP/2020/0224

Site Address

M42 Motorway Services Area, Green Lane, Dordon, B77 5PS

Grid Ref: Easting 424427.57
Northing 301052.24

Description of Development

Formation of three areas of additional HGV parking

Applicant

Mr David Stepney Moto Hospitality Ltd

Your planning application was valid on 5 August 2020. It has now been considered by the Council. I can inform you that:

Planning permission is **GRANTED** subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plans numbered 7145/01; 7145/03, 7145/05 and 20347/A3/TPP/01 received by the Local Planning Authority.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

Authorised Officer: _____

Date:

16 November 2020

3. No development shall commence on site until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall then be implemented on site within the next available planting season following completion of the approved parking areas

REASON

In the interests of the visual amenities of the area.

4. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and as assessment of the hydrological and hydrogeological context of the development have been submitted and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented on site before the development is completed.

REASON

In the interests of reducing the risk of flooding.

5. There shall be no use of the development hereby approved until a detailed maintenance plan is submitted to and approved in writing by the Local Planning Authority giving details of how the surface water system approved under condition (iv) above will be maintained and managed for the lifetime of the development. Only the approved plan shall then be implemented on site.

REASON

In the interests of reducing the risk of flooding.

6. No development shall commence on site until a Construction Management Plan has first been submitted to and approved in writing by the Local Planning Authority. This shall include construction working hours; details of wheel washing facilities, measures to suppress dust emissions, noise controls and details of the contact for concerns and complaints. The approved Plan shall stay in force throughout the construction period

REASON

In the interests of the amenities of the area and highway safety.

INFORMATIVES

1. The Local Planning Authority has met the requirements of the National Planning Policy Framework in this case through the issue of a positive decision after assessment of the likely potential impacts.
2. The proposed development lies in a coal mining area and there may be unrecorded coal mining related hazards. The applicant is advised to check on this concern prior to work commencing.
3. The applicant is advised that the application site lies within land that may be required to construct and/or operate Phase 2b of a high-speed rail line from Crewe to Manchester and the West Midlands to Leeds, known as High Speed Two. As a result, the application site, or part of it, may be compulsorily purchased. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament. More information can be found at www.gov.uk/government/organisations/high-speed-two-limited.

Authorised Officer: _____



Date:

16 November 2020

4. Severn Trent Water advise that although its statutory sewer records do not show any public sewers within the area there may be such that have recently been adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent from Severn Trent Water.

APPEALS TO THE SECRETARY OF STATE

1. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you can appeal to the Department for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.
3. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or online at www.planning-inspectorate.gov.uk and www.planningportal.gov.uk/pcs.
4. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
5. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. The Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

PURCHASE NOTICES

1. If either the Local Planning Authority or the Department for Communities and Local Government grants permission to develop land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

NOTES

1. This decision is for the purposes of the Town and Country Planning Act only. It is not a decision under Building Regulations or any other statutory provision. Separate applications may be required.
2. A report has been prepared that details more fully the matters that have been taken into account when reaching this decision. You can view a copy on the Council's web site via the Planning Application Search pages <http://www.northwarks.gov.uk/planning>. It will be described as 'Decision Notice and Application File'. Alternatively, you can view it by calling into the Council's Reception during normal opening hours (up to date details of the Council's opening hours can be found on our web site <http://www.northwarks.gov.uk/contact>).
3. Plans and information accompanying this decision notice can be viewed online at our website <http://www.northwarks.gov.uk/planning>. Please refer to the conditions on this decision notice for details of those plans and information approved.

Authorised Officer: _____

Date:

16 November 2020

hjs
16/11

PAP/2020/0224

Tamworth Motorway Services Area, Green Lane, Dordon

Formation of three areas of additional HGV parking for

Moto-Hospitality Ltd

The Site

This is the established Motorway Service Area in the north-west quadrant of the M42/A5 at Junction 10. The present HGV and coach parking area and fuel pumps are at the southern end of the Area which is heavily landscaped. The amenity facilities and small hotel are at the northern end of the site. HGV access to its parking is thus separate as soon as vehicles enter the site.

The Proposal

This is to extend the current HGV surface lorry park on two of its sides and to provide additional spaces on a third site at the rear of the existing coach parking area, so as to provide an additional 38 spaces making 94 in total. They will be hard-surfaced, kerbed and lit. These three areas extend into the landscaped areas surrounding the existing facility thus requiring the removal of existing trees and shrubs.

The application is accompanied by several documents.

An ecological appraisal concludes that the existing area has limited wildlife value with no rare or endangered flora or fauna populations with surveys showing a limited range of common species. There would be no lasting or significant impacts

The Air Quality Assessment concludes that there would be no adverse impact given the existing lawful use and activity on the site.

A Drainage Assessment identifies the site as being in Flood Zone 1 and thus the proposed use is a suitable use here in flood and drainage terms. The surface water will employ SUDS measures so as to ensure no increase in discharges.

A Transport Note concludes that the extensions will satisfy the minimum parking requirements under DfT guidance and help to reduce the current shortfall in the Midlands. Access arrangements within the Services Area will continue to separate HGV traffic from other vehicles.

The Tree Survey confirms that trees are to be removed. These are low quality and relatively small. The loss should not constrain the proposals as they can be replaced. Much of the screening of the existing HGV park when entering the Services will be left intact so the main impact will be from within the HGV park itself.

Consultations

Highways England – No objection

WCC as Local Lead Flood Authority – No objection subject to a standard condition

HS2 Ltd – It points out that the site is over the projected Phase 2b HS2 tunnel at this point and that Utilities Construction Zones are likely in this area. However, a final decision on Phase 2b has not been taken. Land however is safeguarded and appropriate notes should be added to any permission.

Severn Trent Water Ltd – No objection

Environmental Health Officer – No objection subject to standard conditions

Police – No objection as it supports the increase in spaces proposed

NWBC Tree Officer – No objection

Development Plan

The Core Strategy 2014 – NW10 (Development Considerations)

Other Material Planning Considerations

The National Planning Policy Framework

Observations

There is no objection here in principle as the proposal fully aligns with the lawful activity and use permitted within this established site. Moreover the NPPF encourages such parking areas and the Government's recent HGV Parking published in 2018 identified the Hams Hall to Dordon area as one the "hot spots" in the country where there are shortages of such parking facilities and where problems connected with illegal on-road HGV parking has been identified.

In terms of detail then the only landscape and visual impacts will be internal to the site. There will be loss of some trees, but these can be easily replaced so as to strengthen peripheral planting around the parking areas.

There are no technical objections received from the appropriate consultation responses.

Recommendation

That planning permission be granted subject to the following conditions:

- i) Standard three year condition
- ii) Standard plan numbers condition – plan numbers 7145/01; 7145/03, 7145/05 and 20347/A3/TPP/01
- iii) No development shall commence on site until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall then be implemented on site within the next available planting season following completion of the approved parking areas;
Reason: In the interests of the visual amenities of the area
- iv) No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and as assessment of the hydrological and hydrogeological context of the development have been submitted and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented on site before the development is completed.
Reason: In the interests of reducing the risk of flooding
- v) There shall be no use of the development hereby approved until a detailed maintenance plan is submitted to and approved in writing by the Local Planning Authority giving details

of how the surface water system approved under condition (iv) above will be maintained and managed for the lifetime of the development. Only the approved plan shall then be implemented on site.

Reason: In the interests of reducing the risk of flooding.

- vi) No development shall commence on site until a Construction Management Plan has first been submitted to and approved in writing by the Local Planning Authority. This shall include construction working hours; details of wheel washing facilities, measures to suppress dust emissions, noise controls and details of the contact for concerns and complaints. The approved Plan shall stay in force throughout the construction period

Reason: In the interests of the amenities of the area and highway safety.

Notes;

- a) The Local Planning Authority has met the requirements of the NPPF in this case through the issue of a positive decision after assessment of the likely potential impacts.
- b) The proposed development lies in a coal mining area and there may be unrecorded coal mining related hazards. The applicant is advised to check on this concern prior to work commencing.
- c) The applicant is advised that the application site lies within land that may be required to construct and/or operate Phase 2b of a high-speed rail line from Crewe to Manchester and the West Midlands to Leeds, known as High Speed Two. As a result, the application site, or part of it, may be compulsorily purchased. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament. More information can be found at www.gov.uk/government/organisations/high-speed-two-limited.
- d) Severn Trent Water advise that although its statutory sewer records do not show any public sewers within the area there may be such that have recently been adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent from Severn Trent Water.

Copyright KMB Ltd.
 Do Not Scale This Drawing For Construction Purposes
 CDM - Significant Design Hazards

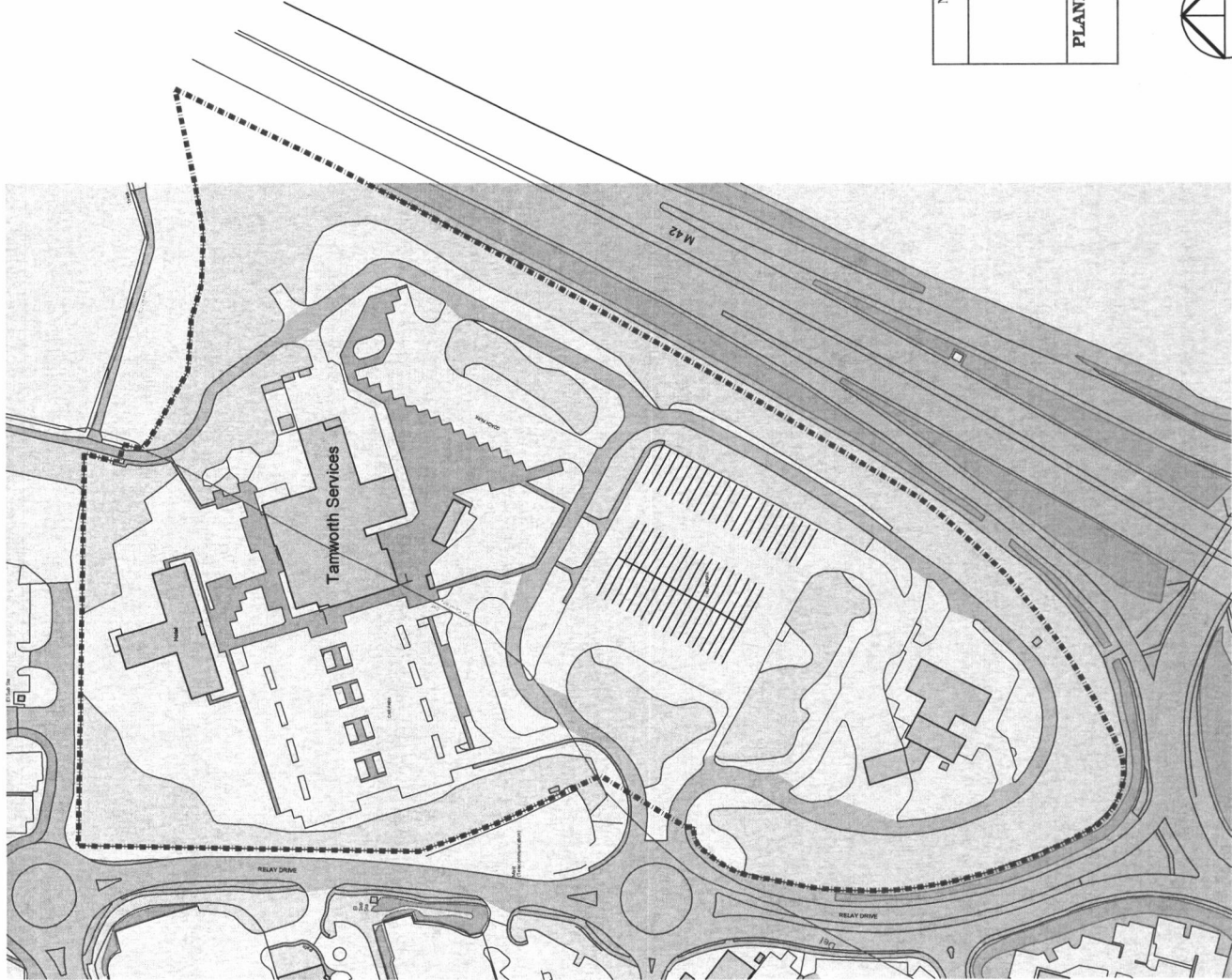
Author	Checked	Date	Discipline	Drawn	Checked



Construction Consultants
 Moto Tamworth Services
 Moto Hospitality Ltd
 Location Plan
 Scale: 1:2000 @ A3
 Date: Feb 2020
 Drawing No: 714E_01
 51 Ladywood Street, Birmingham, B15 2TT
 T: 0121 477 7700 e: info@kmb.co.uk

PAP/2020/0224

NORTH WARWICKSHIRE
 BOROUGH COUNCIL
RECEIVED
18/05/2020
PLANNING & DEVELOPMENT
DIVISION



Ordnance Survey. © Crown Copyright 2016. All rights reserved. Licence number: 100020222

CONTRACTOR'S NOTE
Do not scale from this drawing. All dimensions shall be taken from the drawing. All dimensions shall be in millimeters and all angles shall be in degrees.

CDM - Significant Design Hazards

Scale: 1:1000 / 500 @ A1

DATE: Feb 2020

PROJECT: Moto Tamworth Services

CLIENT: Moto Hospitality Ltd

SITE: Site Plan as Proposed

SCALE: 1:1000 / 500 @ A1

DATE: Feb 2020

DRAWN BY: 7145_03

CHECKED BY: -

PROJECT NO: 1905.077709 - kts@kimb.co.uk

PAP/2020/0224

NOTICE TO BE RECEIVED
29/05/2020
PLANNING & DEVELOPMENT DIVISION

NO.	DATE	DESCRIPTION	BY	CHECKED

Planning



Construction Consultants

PROJECT: Moto Tamworth Services

CLIENT: Moto Hospitality Ltd

SITE: Site Plan as Proposed

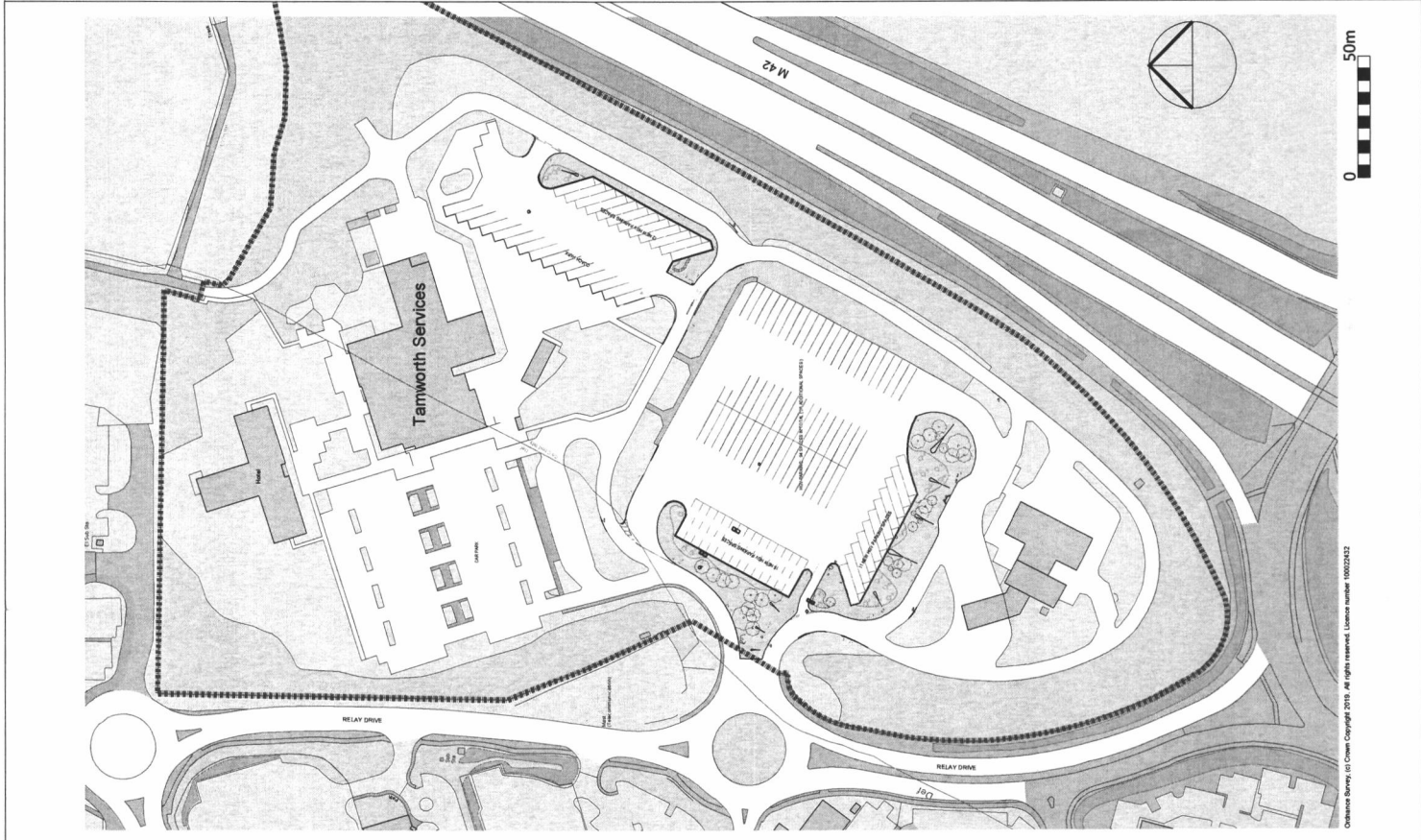
SCALE: 1:1000 / 500 @ A1

DATE: Feb 2020

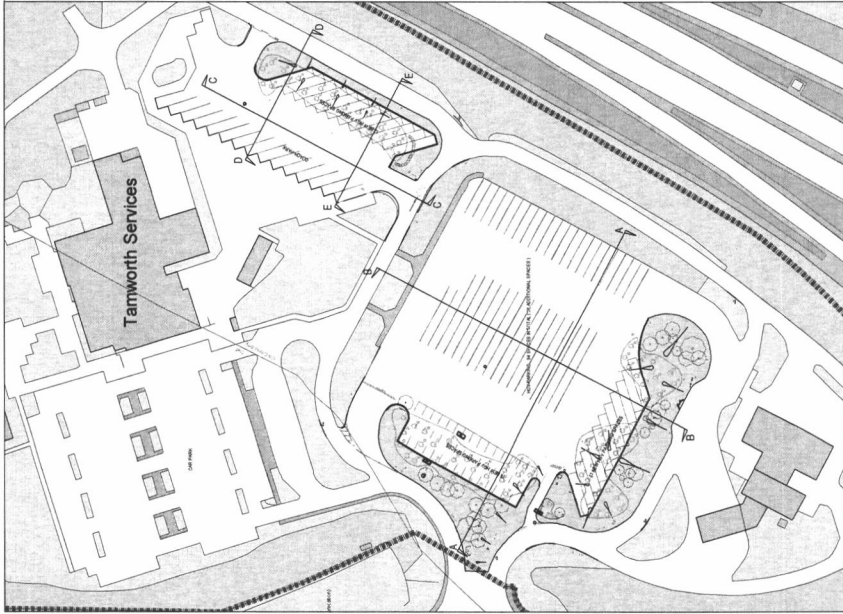
DRAWN BY: 7145_03

CHECKED BY: -

PROJECT NO: 1905.077709 - kts@kimb.co.uk



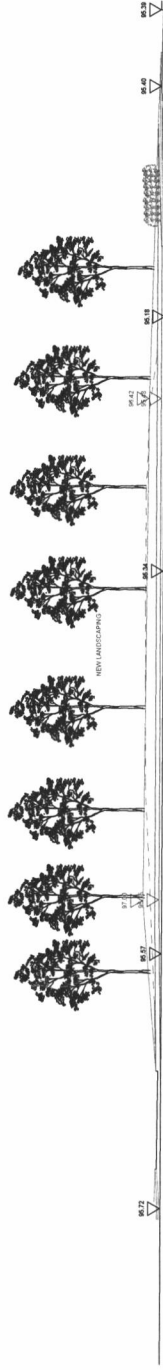
Outsource Survey (G) Crown Copyright 2019. All rights reserved. License number 10002323



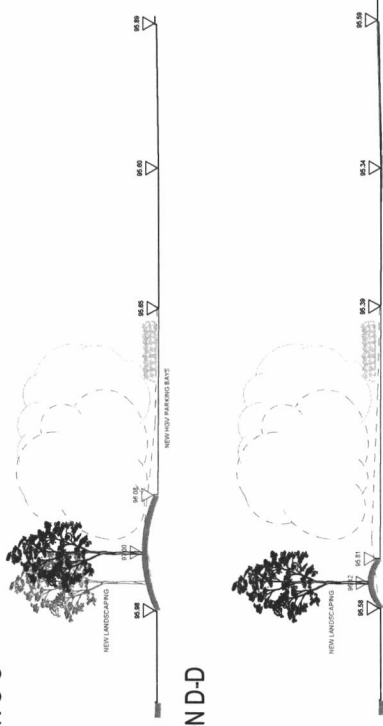
PAP/2020/0224

Do not scale this drawing. All dimensions shall be taken from the drawings. All dimensions shall be in millimetres unless otherwise stated. All dimensions shall be rounded up to the nearest millimetre.

CDM - Significant Design Hazards
 Name: _____
 Date: _____



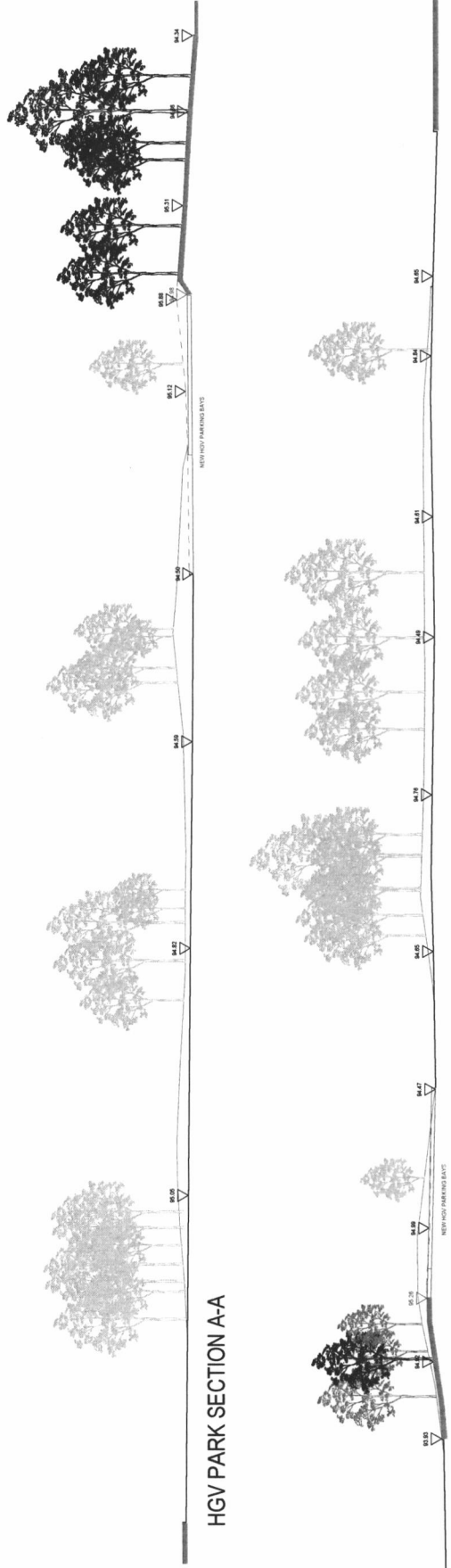
COACH PARK SECTION C-C



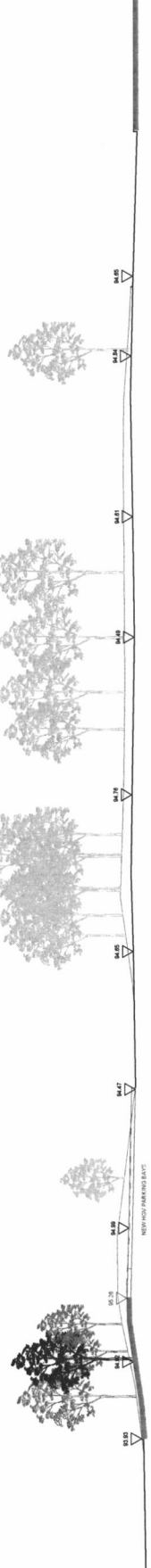
COACH PARK SECTION D-D



COACH PARK SECTION E-E



HGV PARK SECTION A-A



HGV PARK SECTION B-B

RECEIVED
 18/05/2020
 PLANNING & DEVELOPMENT
 DIVISION

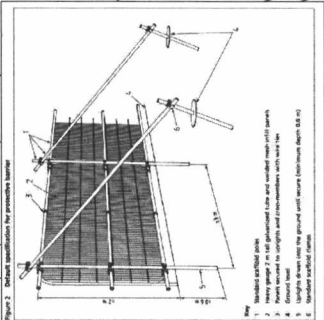
No.	Date	Description	Drawn	Checked

Planning



Construction Consultants
 PROJECT: Moto Tamworth Services
 CLIENT: Moto Hospitality Ltd
 DRAWING: Site Sections as Proposed
 SCALE: 1:1000 / 200 @ A1
 DATE: May 2020
 DRAWN BY: DH
 CHECKED BY: 7446_05
 PROJECT NO: 18/018/27/200 & 18/018/27/200

Figure 2: Detail Specification For protective barrier



(C) British Standards Institute (www.bsigroup.com)

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

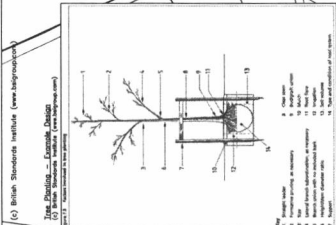
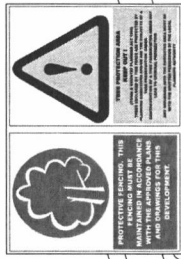
BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier



(C) British Standards Institute (www.bsigroup.com)

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier

BS 5824:2008 - Protective barrier



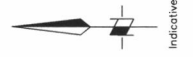
KEY

- Tree Crown Spread
- Root Protection Area (RPA)
- Tree Stem
- T1 Tree No.
- Removed Tree

Tree Condition Category

A B C U

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'



REV.	Based on	TCP 20347 A1	RB	TB	1/07/20	
	DESCRIPTION		DWN	CHK'D	DATE	
CLIENT MOTO Services Ltd						
PROJECT 20347/A3 Land At Tamworth Services Ln, Winecote, Tamworth B77 5PS						
TITLE Tree Protection Plan						
DWN	DATE	CHK'D	DATE	APP'D	DATE	SCALE
RP/HE	19/07/20	AT	19/07/20			1-400
(Utd) Second Floor, 1 Hunter's Walk, Canal Street, Chester, CH1 4EB Telephone: 0333 123 7080 www.indigosurveys.co.uk						
Drawing Number 20347/A3/TPP/01						
REV A1						

THIS DRAWING IS CONFIDENTIAL AND MUST NOT BE REPRODUCED WITHOUT THE CONSENT OF INDIGO SURVEYS LTD.

DO NOT SCALE FROM DRAWING
This drawing was produced in colour - a monochrome copy should not be relied upon.



































From: Blissett, Mark [REDACTED]
Sent: Tuesday, November 14, 2023 11:59 AM
To: Andrew Collinson <AndrewCollinson@NorthWarks.gov.uk>
Subject: RE: DOC/2021/0056 & DOC/2021/0064 - Moto Tamworth HGV

Caution: Warning external email

Hi Andrew,

Please see attached photographs of our start on site at Tamworth for your records.

There is a slight pause this week due to weather conditions and awaiting some vegetation cut which will continue next week.

Please let me know if you need anything further.

Best Regards
Mark

Mark Blissett
Project Manager ??? Development
Moto Hospitality Ltd

